



CITY OF FAIRFIELD



Neighborhood Revitalization Initiative

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City of Fairfield Neighborhood Revitalization Initiative

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Executive Summary

Within the Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development (HUD), a participating jurisdiction can designate specific areas or neighborhoods as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA allows greater flexibility in the use of Community Development Block Grant (CDBG) funding that would promote the revitalization of those specified areas.

The City of Fairfield, California has crafted a Neighborhood Revitalization Initiative ("Initiative") and proposed an area for consideration of a NRSA designation, including three sub-areas. The Fairfield NRSA includes three neighborhoods south of Air Base Parkway, west of Walters Road, north of Highway 12, and east of Interstate 80. The NRSA also includes the downtown area and the surrounding neighborhoods considered to be Central Fairfield running east toward Travis Air Force Base.

The City of Fairfield proposes an NRSA that encompasses the city's most distressed areas. Within the NRSA, the City is afforded much greater flexibility in the use of CDBG funds. As outlined in the Initiative, this effort analyzed and proposed three priority sub-areas; two met the threshold for low-moderate income (LMI) residents and are primarily residential. This strategy has a minimum five-year duration and is being integrated into the upcoming FY 2017 Consolidated Plan.

An assessment of the existing economic conditions within the NRSA is included in the Initiative. Broad community objectives and strategies are outlined in this Initiative to help improve the quality of life and transform this area and the neighborhoods within into places where people desire to live, work and play. Key strategy areas were identified by City staff and the City's Quality of Life Task Force, and performance measurements are included for housing, infrastructure, parks & recreation, public safety, zoning/land use, and economic development. The City's desire is to increase safety and security, increase affordability and home ownership, to aesthetically improve the quality of the areas, and strengthen the neighborhood economic corridors. In addition, economic development tools will be utilized to increase job creating opportunities, as well as job preparation skills for residents.

Purpose of the HUD NRSA Program

HUD encourages the establishment of an NRSA as a means to create communities of opportunity in distressed neighborhoods. The goal of this program is to reinvest in human and economic capital, and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.

Incentivized Benefits of a Neighborhood Revitalization Strategy

The City plans to take advantage of the following benefits an NRSA offers as described in amendments to the CDBG regulations at 24 CFR 570, allowing for a more comprehensive and successful community and neighborhood revitalization program.

They are as follows:

- **Public Service Cap Exemption:** Public Services carried out pursuant to the strategy by a Community-Based Development Organization (CBDO) will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)); and
- **Job Creation/Retention as Low/Moderate Income Area Benefits:** Job creation and retention activities undertaken pursuant to the strategy will be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i)); and
- **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying for low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii)); and
- **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy will be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M)).

Components of the Neighborhood Revitalization Initiative

The City of Fairfield's strategy for the Neighborhood Revitalization Initiative describes how it meets the following criteria:

Boundaries: The City has identified a single strategic area, including two eligible sub-areas and nine (9) targeted census tracts and the neighborhood boundaries for which the strategy applies. All areas within those boundaries must be and are contiguous. Please see maps for a visual representation.

Demographic Criteria: The designated areas are primarily residential and contain a percentage of low- and moderate-income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii) or 70 %, whichever is less but, in any event, not less than 51 %).

Consultation: The strategy is being developed in consultation with City of Fairfield's Quality of Life Task Force, leadership of the City, relevant City Departments, owners/operators of businesses and financial institutions, non-profit organizations, community stakeholders, and community groups that are in or serve the areas.

Assessment & Economic Empowerment: The City's strategy includes an assessment of the economic conditions of the area and individual census tracts, and an examination of the opportunities for economic development improvement and the problems likely to be encountered. Each subject-specific assessment is followed by a development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed and low- and moderate-income residents of the area (including jobs created by HUD-assisted efforts) as well as activities to promote the substantial revitalization of the neighborhood.

Performance Measurements: The strategy identifies the results (i.e., physical improvements, social initiatives and economic empowerment) expected to be achieved, expressing them in terms that are readily measurable. This will be in the form of "benchmarks." Results will be tracked regularly and presented to the public.

Performance Reporting: The City will report on the progress of the Initiative at the end of each Fiscal Year along with the annual report of the Consolidated Plan.

Development and Implementation of Initiative

The Neighborhood Revitalization Initiative is being developed in tandem with the five-year CDBG Consolidated Plan due to HUD on August 16, 2017.

While eligible CDBG-funded activities will not be exclusively in the Initiative, outreach for potential projects will be focused on the sub-areas of highest priority. It is from this list of funded activities that will, at least in part, support the following activities.

Funded activities can include:

- 1) *Acquisition Rehab*
- 2) *Multi-family rehab*
- 3) *Clearance, Demolition and Remediation*
- 4) *Privately-Owned Utilities*
- 5) *Code Enforcement*
- 6) *Lighting Improvements*
- 7) *Economic Development Assistance to For-Profits (Technical Assistance)*
- 8) *Micro-Enterprise Assistance*
- 9) *Non-Profit Capacity Building*
- 10) *Fair Housing Activities*
- 11) *Planning and Capacity Building*
- 12) *Public Street, Sidewalk, Curb, Parking Lot Improvements*
- 13) *Water and Sewer Lines Improvements*
- 14) *Elderly/Disabled Accessibility improvements*
- 15) *Pre-Development Costs*
- 16) *Low/Moderate Income Job Creation, Training, and Workforce Preparation*
- 17) *Economic Development Technical Assistance*
- 18) *Public Safety Improvements*
- 19) *Closed Building Renovation*
- 20) *Shelter Improvements*
- 21) *Single Family Rehab*
- 22) *Housing Rehabilitation Administration*
- 23) *Parks, Recreational Facilities*

Process to Identify, Prioritize and Approve CDBG Projects



The City will utilize its **Quality of Life Task Force** as the Advisory Body to the Neighborhood Revitalization Initiative. The City's Quality of Life Task Force was created and formally adopted by the Fairfield City Council in 2013 to strategically address issues of blight, public safety, crime reduction, and neighborhood improvements – all issues that improve the quality of life for Fairfield residents. The Task Force, comprised of key staff from each City department, regularly works with community partners to identify targeted areas and make improvements. Utilizing existing City staff and resources, the Task Force works in partnership with additional stakeholders to plan strategies, and prioritize and leverage limited CDBG funding to reduce blight and increase public safety in high crime, low-income areas. Since 2013, the Task Force has made improvements to public parks and residential neighborhoods with focused and coordinated City resources.

With the implementation of the Neighborhood Revitalization Initiative, the Task Force will expand its role by implementing and overseeing the Initiative, providing direction on individual projects and priorities and reporting on achieved metrics.

The Task Force's key responsibilities will be to:

- Hold community and neighborhood meetings at least quarterly to solicit community input on current needs, as part of the annual priority project planning process.
- Act as the City's Advisory Body for the Neighborhood Revitalization Initiative, and the primary "generator" of eligible projects during each of the five years.
- Continually seek additional funding and partnerships that leverage CDBG funds in order to meet community needs as efficiently and effectively as possible.
- Identify community and funding needs (CDBG and outside funding) for the sub-areas each year (one – five) in order to prioritize and establish an annual plan.
- Submit list of projects for each fiscal year to the City Manager for approval.

History and Background of Fairfield and CDBG Eligible Area

The City of Fairfield is located in the North Bay Area of Northern California and is the county seat of Solano County. Fairfield was incorporated in 1903, and is led by a five-person City Council with an elected Mayor and Vice Mayor. With a population of over 109,000 people, it is the second largest city in the County. The City has always had a strong and steadily growing economic base of food and beverage companies. These include major facilities such as Jelly Belly and Anheuser Busch. Other sectors that are showing growth include the medical services industry, retail and hospitality.

As one of the last locations in the San Francisco Bay Area that hasn't experienced "hyper-inflation" in the cost of housing, the City is experiencing high demand for both rental and home-ownership opportunities. The most recent rental survey of over 5,000 multifamily units performed by City staff showed rental vacancy below 2 %. This demand was already strong with a healthy growth rate of jobs and new residents, but has been supercharged by a large number of residents that work in the Bay Area, but seek to live in more affordable locations like Fairfield.

Fairfield has a housing stock that is similar to other cities in the U.S. with a major Air Force Base. During major expansion of military during the "Cold War" era, cities built large numbers of multi-

family units to keep up with increasing demand from Base personnel, both military and civilian. During the Base Realignment and Closure (BRAC) years, much of the demand for this housing declined, and as a result, the housing stock became old and poorly maintained, and neighborhoods fell into disrepair. Many of these apartment complexes and single family homes became blighted substandard housing developments with pockets of poverty and high crime.

The City of Fairfield's economic revitalization efforts were once significantly supported by the Redevelopment Agency. However, Redevelopment Agencies were eliminated by the State Legislature in 2011/12. Fairfield now utilizes remaining funds from the Agency, actively creating Affordable Housing covenants, provides loans for housing rehabilitation, and is seeking public/private partnerships to develop new affordable housing projects. However, even with the efforts of the City, blighted substandard housing developments still exist throughout Central Fairfield, the area focused on for the Neighborhood Revitalization Initiative.

While efforts have been made to maintain and rehabilitate housing units, as well as build new ones, the bulk of the existing housing stock continues to age and deteriorate. Many existing businesses are struggling, and in many NRSA neighborhoods there is a lack of access to necessary goods and services.

The City of Fairfield remains committed to reversing these trends and has instituted a number of initiatives to revitalize the City. Many people, including entrepreneurs, small business owners, real estate investors, and students are rediscovering the city as a great place to live, work, and play. Most recently, targeted public and private interest has been studied and organized into the Heart of Fairfield Specific Plan. This strategy and planning document lays the groundwork for revitalization of the downtown and West Texas Street areas, within this Initiative's NRSA.

Through the establishment of this Initiative, the City will be able to focus public investment and encourage private investment in neighborhoods that need an extra push, resulting in measurable improvements to these areas, benefitting both the residents and the City as a whole. Using the tools provided by the Initiative, and with the cooperation of various government agencies, business groups, neighborhood organizations, and housing agencies, the City can help these neighborhoods reach their fullest potential and become true neighborhoods of choice.

NRSA Boundaries

In order to better serve the needs of specific areas of the city, the City of Fairfield identified the initial boundaries of the Neighborhood Revitalization Strategy Area (NRSA) based on the previously defined CDBG eligible area in **Map 1**, further delineated in **Map 2** with sub- areas: 1) West Texas/Downtown; 2) North Texas, and 3) East Fairfield. Note: While the three census tracts in East Fairfield make up a larger area, we include only the area within Fairfield city limits.

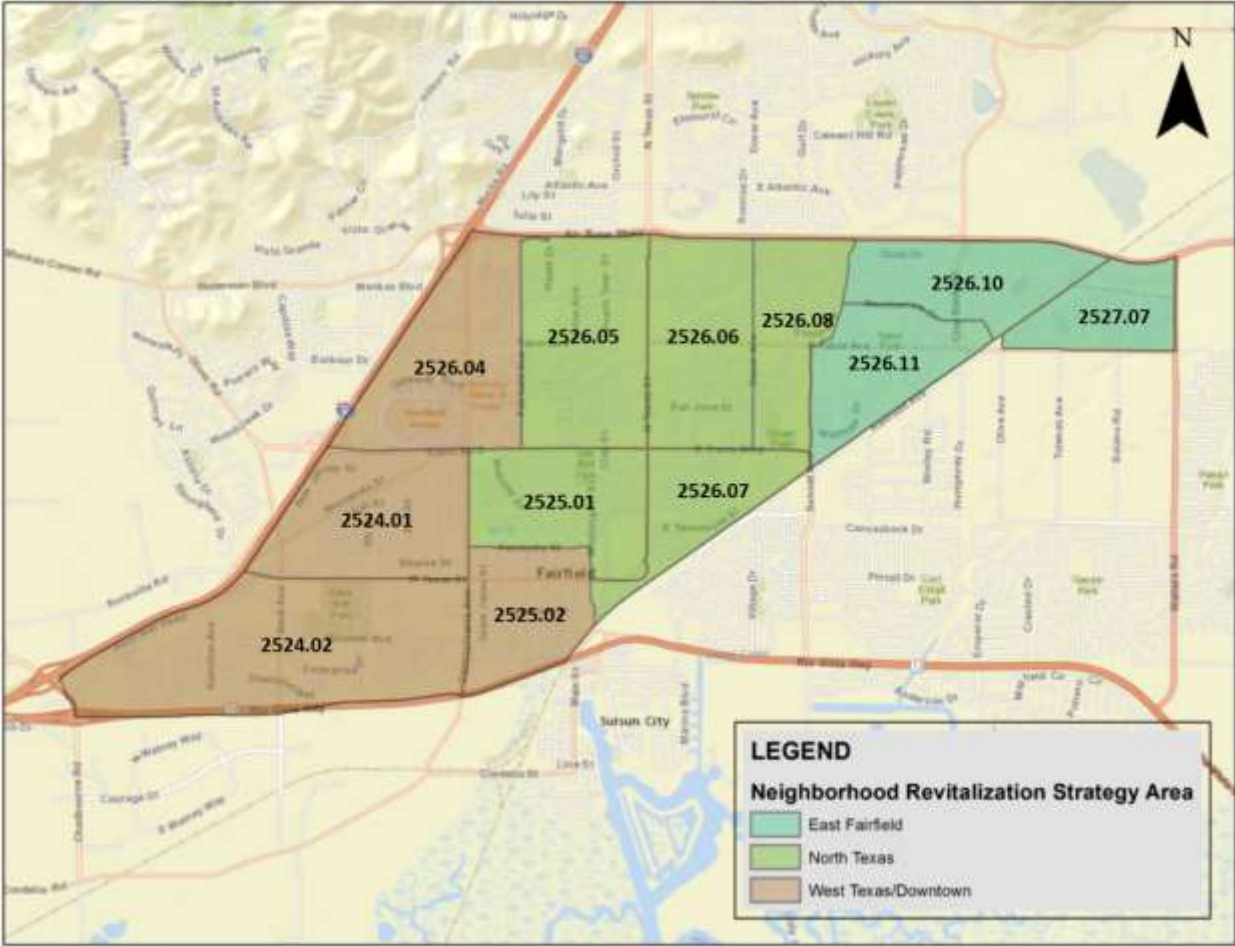
After further study performed in this Strategy, it was determined that only two of the three sub-areas were eligible under the Low Moderate Income percentage threshold; the West Texas/Downtown and North Texas sub-areas. The City concluded that even though the East Fairfield sub-area will not be a part of the 5-year NRI, data show that there are significant signs of distress in the area, and should be considered for inclusion in a future NRSA. The final boundary map is shown as **Map 3**

Map 1 – Initial Boundaries of NRSA



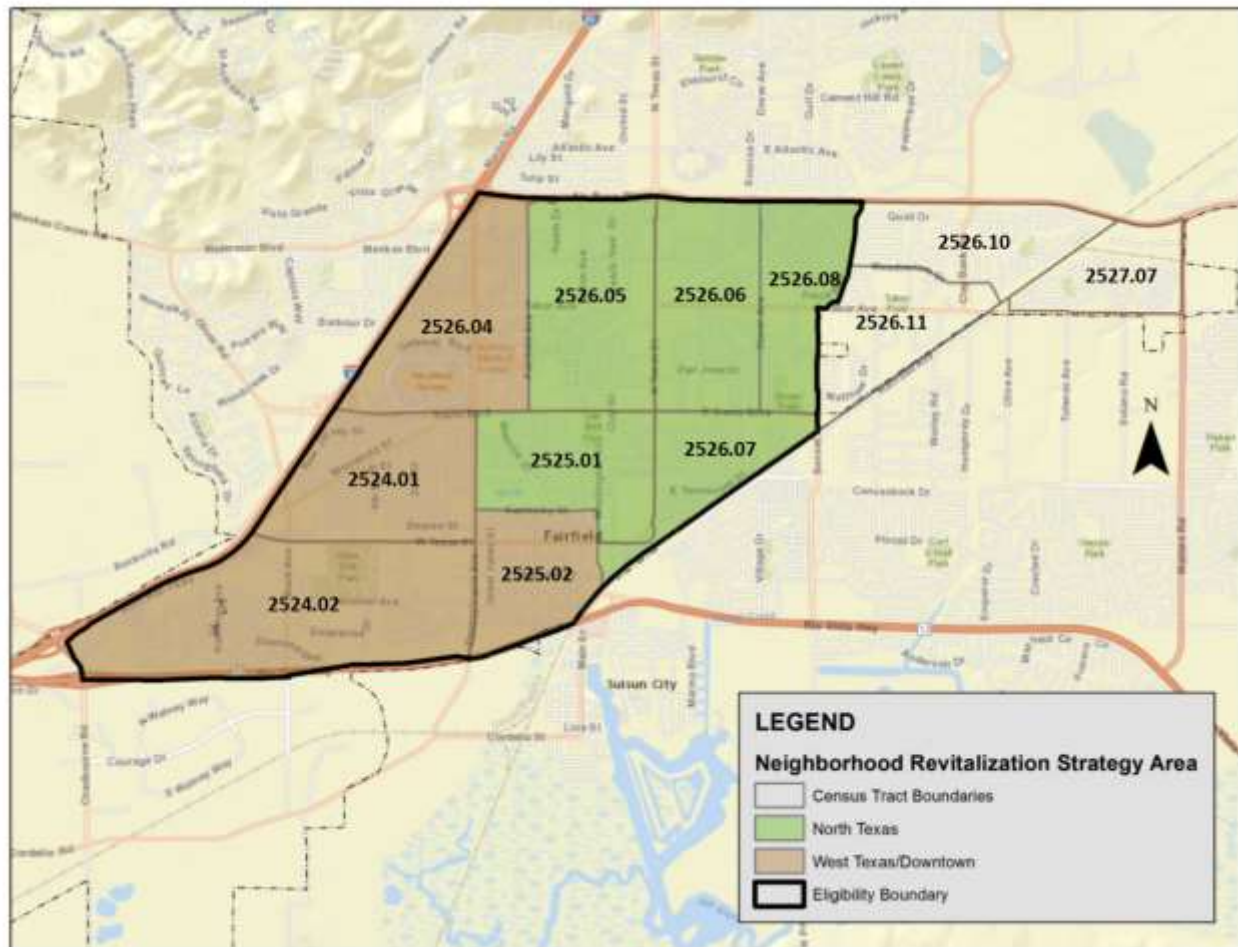
Map 1 illustrates the borders of the NRSA, all within the larger CDBG eligible area. This is the external border of the combination of 12 census tracts, and within the City of Fairfield border.

Map 2 – Initial Proposed NRSA with Sub-Areas



Map 2 shows the same area, broken down into the three main sub-areas, West Texas/Downtown, North Texas and East Fairfield.

Map 3 – Final NRSA Boundaries with Sub-Areas

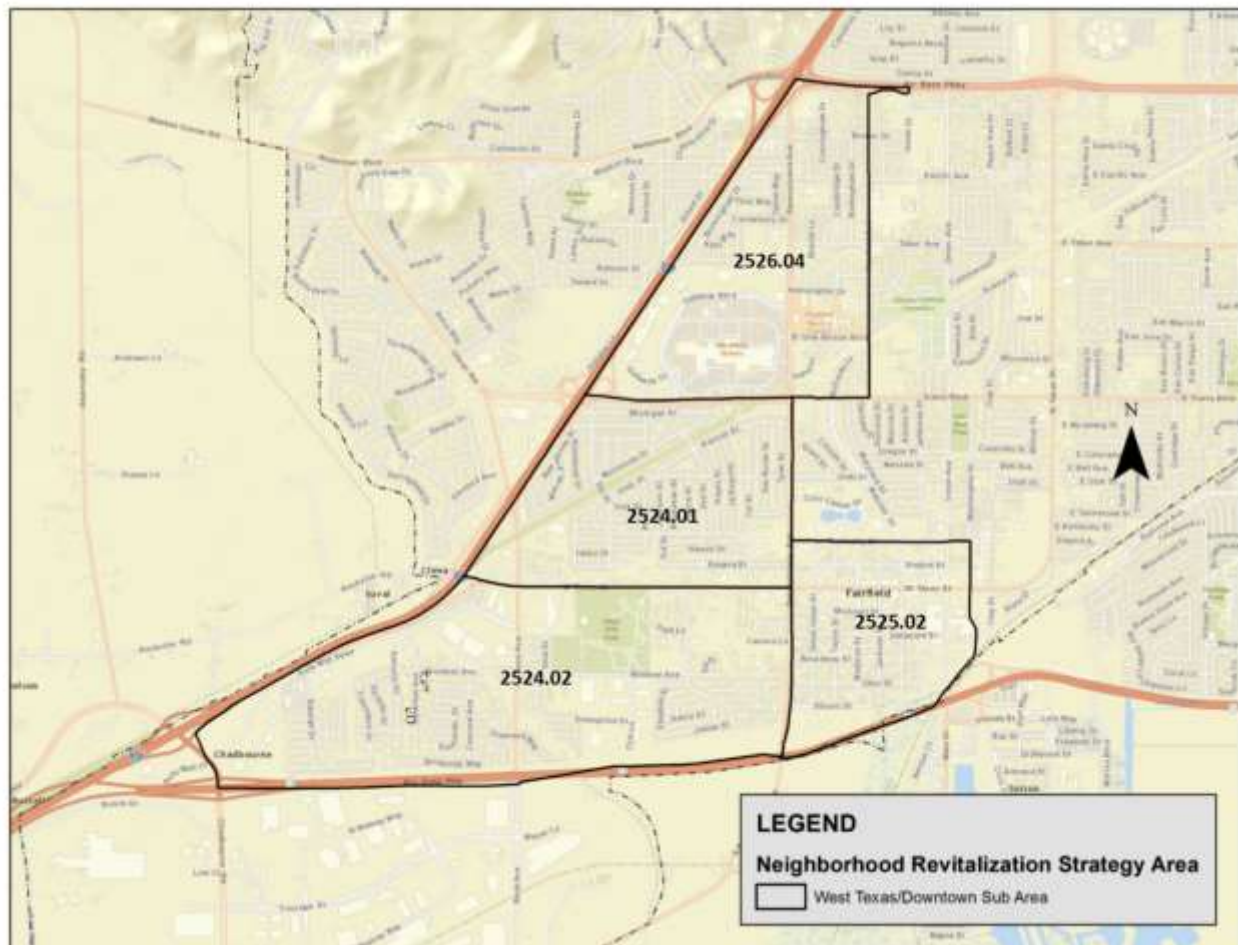


Map 3 shows the final NRSA Boundaries after researching the sub-areas for eligibility. East Fairfield was found to be ineligible based on have a Low/Moderate Income level below the 51% threshold.

West Texas/Downtown Sub Area

As shown in **Map 4**, the West Texas NRSA coincides with the following U.S. Census tracts: 2524.01, 2524.02, 2525.02, and 2526.04. The West Texas/Downtown sub-area fronts Interstate 80 and includes a mix of attached and detached residential, a wide range of commercial and retail properties, borders downtown Fairfield. The Census Tract 2524.02 is the area south of West Texas Street and west of Pennsylvania Avenue. Several multi-family complexes are in poor condition, and provide a less than safe and secure environment for their tenants. Proximity to the freeway system and major arterial roadways, as well as several vacant lots creates opportunities for homeless encampments. Commercial activities on the southern side of West Texas (the northern line of the Census Tract) are often locally owned neighborhood-oriented retail establishments, or service providing businesses. Several businesses in the area do not promote a healthy neighborhood quality of life.

Map 4 – West Texas/Downtown Sub-Area



Shown in **Map 5**, the *Heart of Fairfield* specific plan area is nestled within the West Texas/Downtown sub-area. This is a strategic planning program to revitalize the downtown and West Texas Street areas utilizing zoning and land use tools, economic development efforts, and City engagement. The goal is to have an enlivened downtown area that will be a destination for residents and visitors, with mixed-use developments, new restaurants and entertainment, buildings that have been refurbished and restored, and new investment. While funding for the bulk of the Heart of Fairfield plan will come from other sources, there may be opportunities for the use of CDBG funds for specific improvement projects.

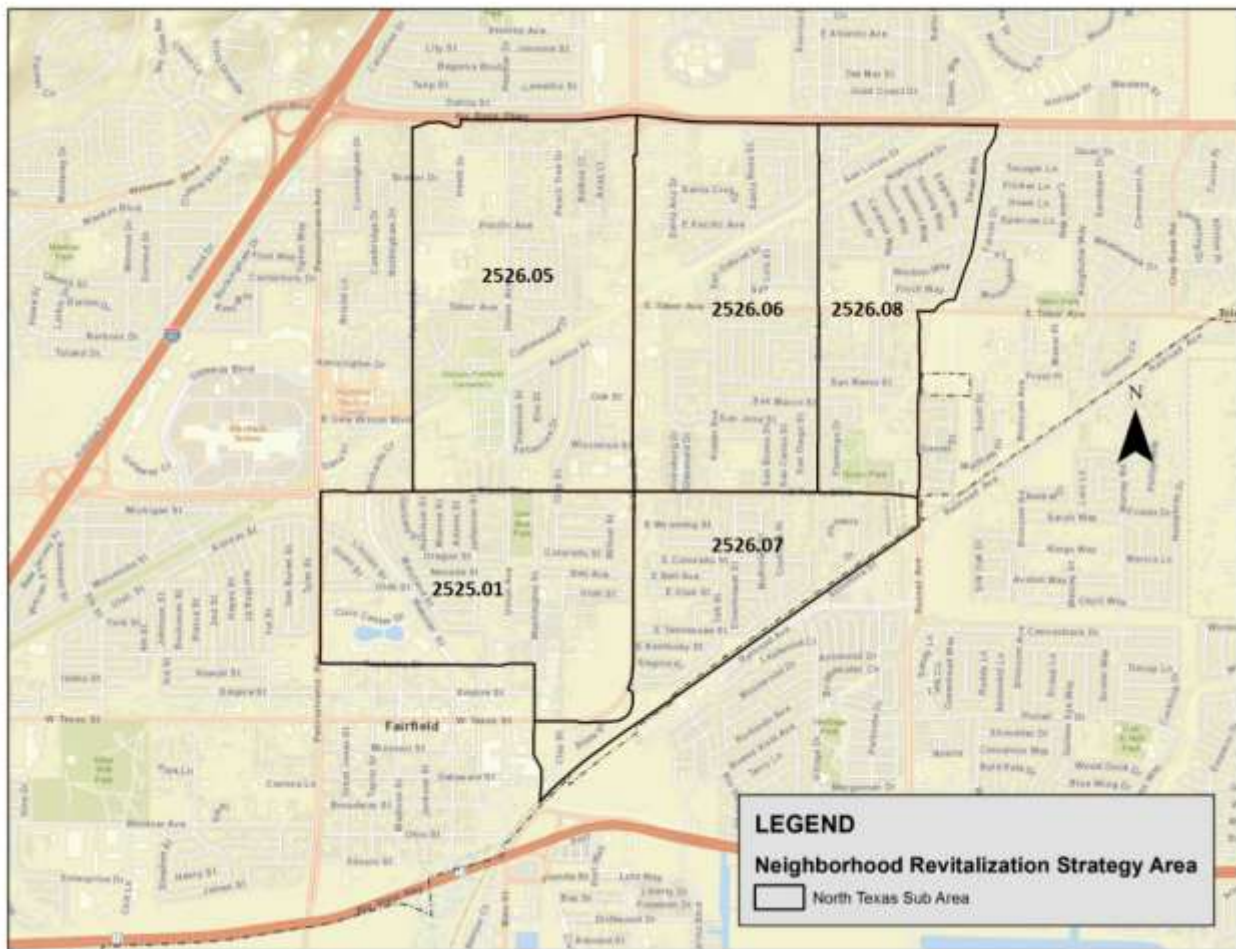
Map 5 – Heart of Fairfield Specific Plan Area



North Texas Sub-Area

As shown in **Map 6**, North Texas sub-area coincides with the following U.S. Census Tracts: 2525.01, 2526.05, 2526.06, 2526.07, and 2526.08. The North Texas target area extends east and northeast of downtown along the North Texas Street Corridor. North Texas Street is a major thoroughfare extending three miles north to the interchange of Manuel Campos Blvd. /Interstate 80. The Census Tracts included extend roughly two-thirds of that distance to border on Air Base Parkway.

Map 6 – North Texas Sub-Area



South of Air Base Parkway exists older stock housing and retail, high levels of homelessness, crime and blight. The two Census Tracts split by North Texas Street in the northern portion of the target area, 2526.05 and 2526.06, are two of the impoverished areas in Fairfield with 29.1% and 33.4% of the population below the poverty level, respectively. Unemployment in these two tracts are 2.5 to 3 times greater than the City as a whole.

As a major thoroughfare, North Texas Street is also one of the City's primary commercial zones. The entirety of the roadway is lined with primarily a variety retail, small non-brand hotels, service commercial, and multi-family residential. While portions of North Texas have been improved with new community-oriented retail, most commercial enterprise is neighborhood-oriented, and there is a concentration of businesses that do not traditionally support neighborhood improvement.

East Fairfield Sub-Area (Ineligible)

Map 7 shows the East Fairfield strategy area coincides with the following U.S. Census Tracts: 2526.10, 2526.11, and 2527.07. This target area could be characterized as having a significant portion of older generation housing with a predominance of multi-family-type residential. The bulk of housing was created in the 1960's and 1980's to support the increasing demand of Travis Air Force Base personnel not living on-base. With the decrease in military personnel at Travis, like nearly all other military installations in the U.S., demand for this housing decreased from the base, and increased from residents and potential residents seeking affordable housing. The density of this homogenous-type housing and lower than average rent levels provides opportunities for low-income residents and families, however, with that came high levels of crime, blight, and code enforcement issues.

Map 7 – East Fairfield Sub-Area (Ineligible)



While housing may be older generation and currently less than average quality, nearly all rental units are occupied. The overall rental vacancy rate in Fairfield is 1.55% according to the 2016 Annual Apartment Rental Survey conducted by City staff. Currently with this low vacancy rate, rental rates are increasing rapidly, pricing many low income households out of the market.

Demographic/Economic Indicators

The combined population of the three proposed NRSAs is **49,458**, which represents **45%** of the City's current population of **109,468**. According to the 2015 Census, the West Texas/Downtown NRS sub-area has a population of 14,573, the North Texas NRS sub-area has a population of 23,201 and the East Fairfield NRS sub-area has a population of 11,684.

As mentioned previously, HUD requires each proposed NRS sub-area to be primarily residential and contain a percentage of low-and moderate-income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii) or 70 %, whichever is less but, in any event, not less than 51 %. See the following chart which demonstrates compliance with the "upper quartile" requirement. As shown, the East Fairfield sub-area does not qualify under HUD guidelines to be included in the NRSA.

This data is illustrated in **Table 1**:

Table 1 – Low and Moderate Income Person in Sub-Areas, Fairfield

Percentage Low-Moderate Income Persons Fairfield Upper Quartile LMI %	West Texas	North Texas	E. Fairfield (INEL.)	Fairfield
Total LMI Universe	13,760	21,315	11,105	81,240
Total LMI Persons	7,794	13,860	5,025	34,090
LMI Percent	53%	65%	45%	32%
Designated Area Eligible for NRSA based on LMI %	YES	YES	NO	
<i>American Community Survey 5-Year 2006 - 2010 Low & Moderate Income Summary Data</i>				

Table 2 provides a breakdown of the population within each NRSA compared with the City of Fairfield as a whole. The chart includes data by race as well as by Hispanic ethnicity:

Table 2 – Race and Ethnicity in Sub-Areas, Fairfield

Population: 2015 Census Summary	West Texas/ Downtown Number / Percent		North Texas Number / Percent		Fairfield East (INEL.) Number / Percent		Fairfield City Number / Percent	
Total Population:	14,573	100%	23,201	100%	11,684	100%	109,468	100%
White	6,464	44%	9,449	41%	4,881	42%	51,519	46%
Black or African American	2,287	16%	3,829	17%	2,563	22%	15,540	15.7%
American Indian/ Alaska Native	94	1%	255	1%	167	1%	583	0.80%
Asian	1,773	12%	2,088	9%	1,346	12%	17,937	14.9%
Native Hawaiian/ Pacific Islander	119	1%	357	2%	130	1%	1,439	1.1%
Some Other Races	2,829	19%	5,992	26%	1,500	13%	14,274	12.6%
Two or more Races	1,007	7%	1,231	5%	1,105	9%	8,176	8.8%
Hispanic or Latino:	5,538	38%	11,656	50%	2,516	23%	31,774	29.03%

As this chart shows, the North Texas NRSA is a predominantly minority area, with 17% of the population being Black or African American, 9% Asian and 41% White. Although the percentage of two or more races is only 5%, the percentage of other races is 26% and the percentage of Hispanic residents is 50%, nearly twice as high as the City as a whole.

The West Texas NRSA population is 44% White, 16% Black or African American, 12% Asian, 19% of some other races and only 7% of the population being of two or more races. The percentage of Hispanic/Latino residents is 38% and 0.76% times larger than for the City as a whole of 29.03%.

The Fairfield East NRSA population is 42% White, 22% Black or African American, 12% Asian, 13% of some other races, 9% of two or more races and 22% Hispanic or Latino. As shown in **Table 3**, these numbers appear to be changing with shifts between sub-areas.

Table 3 – Race and Ethnicity Change in Sub-Areas, Fairfield

Population Changes 2005 - 2015	W. Texas			N. Texas			Fairfield East (INEL)			Fairfield City		
	2015	2010	% Change	2015	2010	% Change	2015	2010	% Change	2015	2010	% Change
Total Population:	14,573	14,797	-1.51%	23,201	21,397	8.43%	11,684	11,109	5.2%	109,468	102,642	3.7%
White	6,464	5,966	8.35%	9,449	8,247	14.5%	4,881	4,452	6.8%	51,519	47,720	6.0%
Black or African American	2,287	2,905	-21.27%	3,829	4,233	-9.54%	2,563	2,211	15.9%	15,540	15,756	-8.3%
American Indian/Alaska Native	94	101	-6.93%	255	80	218.75%	167	44	279.5%	583	673	-15.0%
Asian	1,773	1,422	24.68%	2,088	2,026	3.06%	1,346	985	36.6%	17,937	16,052	7.9%
Native Hawaiian/Pacific Islander	119	260	-54.23%	357	364	-1.92%	130	299	-56.5%	1,439	246	55.4%
Some Other Race	2,829	3,109	-9.01%	5,992	5,024	19.27%	1,500	1,916	-21.7%	14,274	17,266	-3.8%
Two or More Races	1,007	1,034	-2.61%	1,231	1,423	-13.49%	1,105	1,082	2.1%	8,176	4,929	17.3%
Hispanic or Latino:	5,538	2,829	95.76%	11,656	12,235	-4.73%	2,516	6,498	-61.28%	31,774	25,787	10.4%

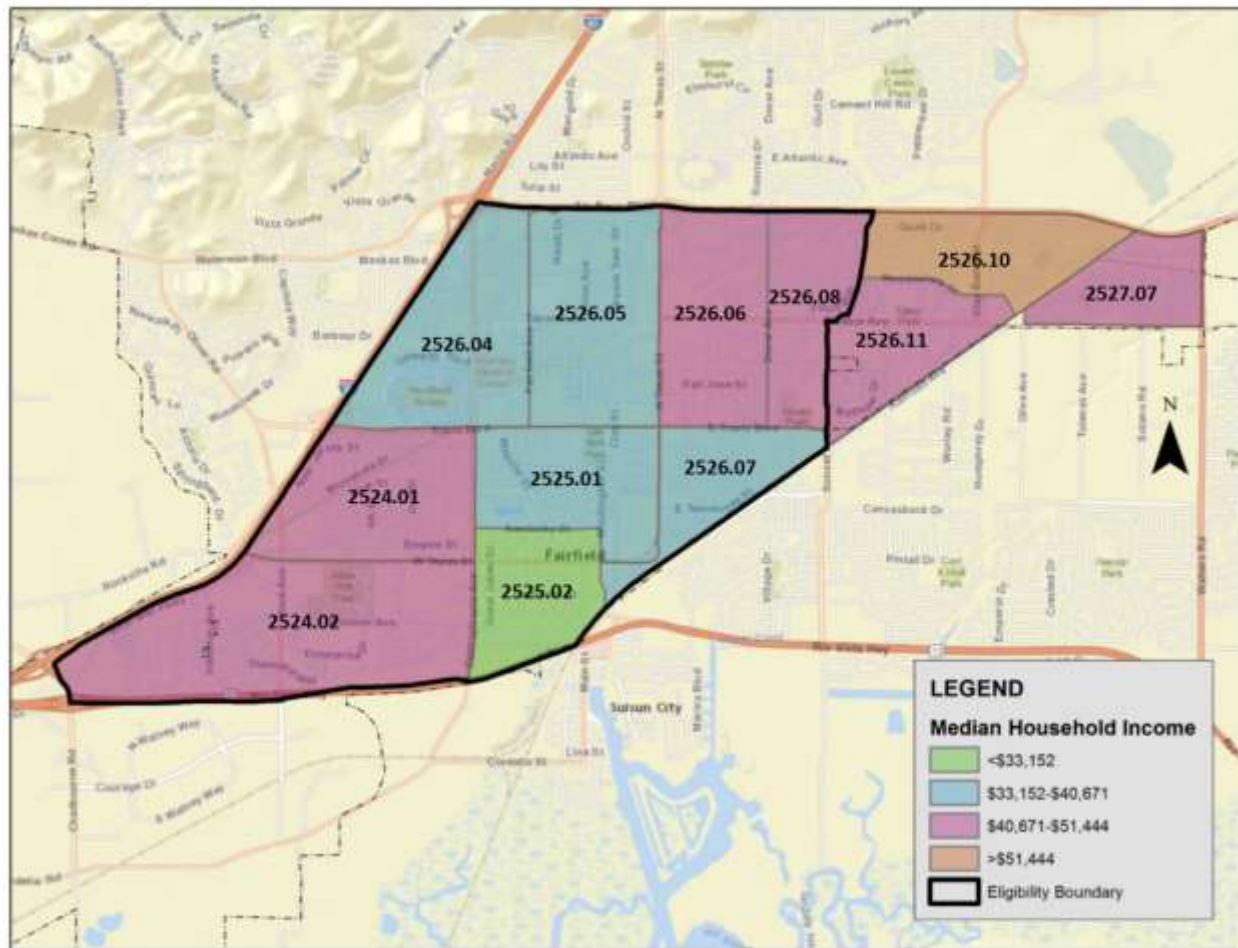
American Community Survey 5-Year Estimates 2011-2015 and American Community Survey 5-Year Estimates 2006-2010

Table 4 illustrates the high level of poverty and several data categories that illustrate a lack of factors that lift households out of poverty. The percentage of low-moderate income persons in all three sub-areas is significantly higher than in the City of Fairfield, and in the North Texas sub-area this rate is over twice as high as the City.

Table 4 – Poverty Levels in Sub-Areas, Fairfield

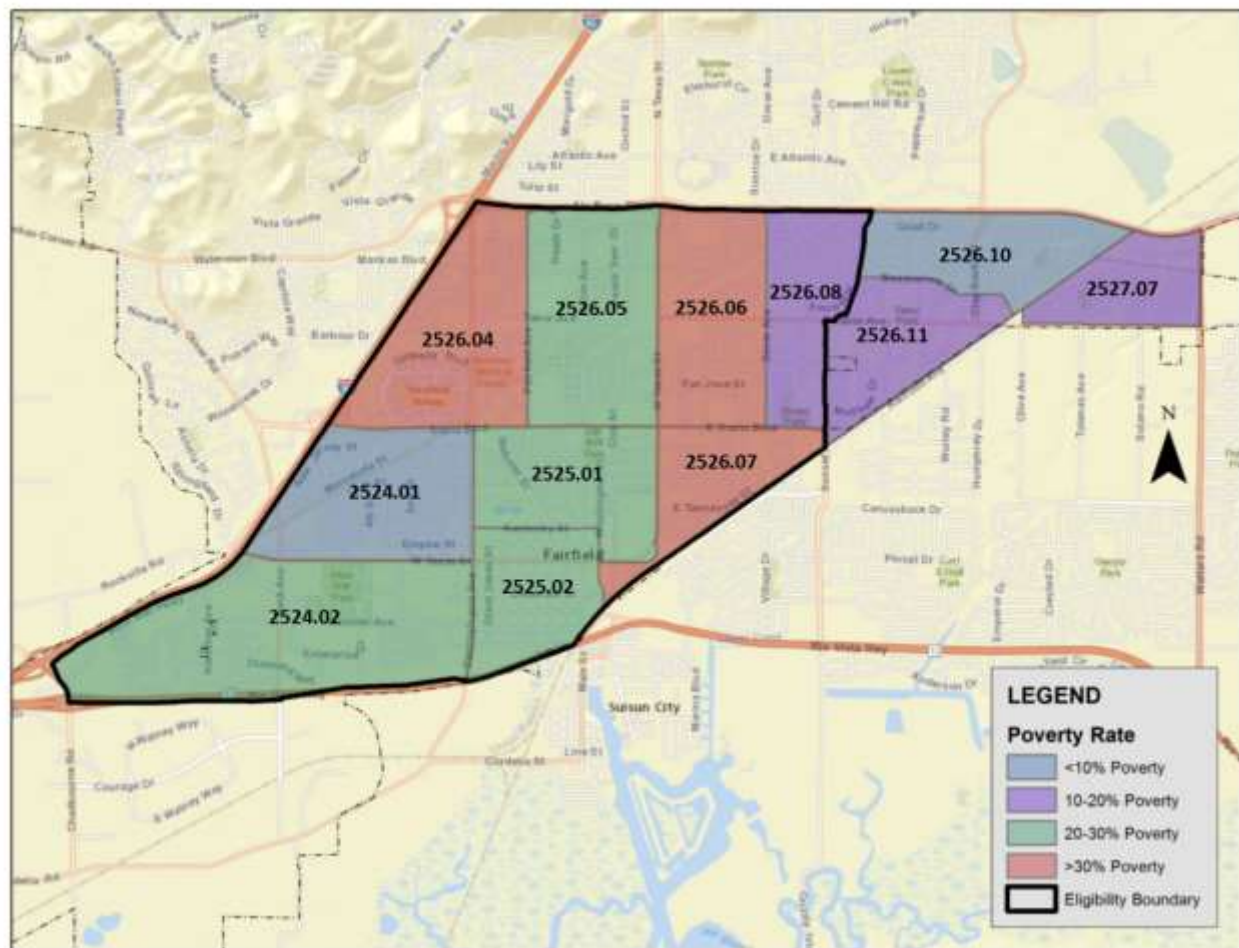
Demographic Data	West Texas	North Texas	Fairfield East (INEL.)	Fairfield
Low-Moderate Income Persons*	53%	65%	45%	32%
Female Headed Households	1,524	2,448	1,405	11,106
Median Household Income	40,626	41,012	52,446	67,364
Poverty Rate - Households	26%	30%	16%	13.2%
Poverty Rate - Female Headed Households	30%	31%	54%	13.4%
Adults over 25 without High School Diploma	21%	38%	19%	23.8%
Unemployment Rate	27%	38%	27%	5.1%
Households without Access to a Vehicle	11%	7%	5%	2%
Households Receiving Public Assistance	32%	29%	31%	34%
Percent Foreign Born Persons	43%	30%	19%	24%
Persons Over 5 who speak English "Not Well"	8%	11%	4%	5%
<i>2011-2015 American Community Survey 5-Year Estimates</i>				
<i>* HUD Census 2015 Low and Moderate Income Summary Data</i>				

Map 8 – Median Household Income



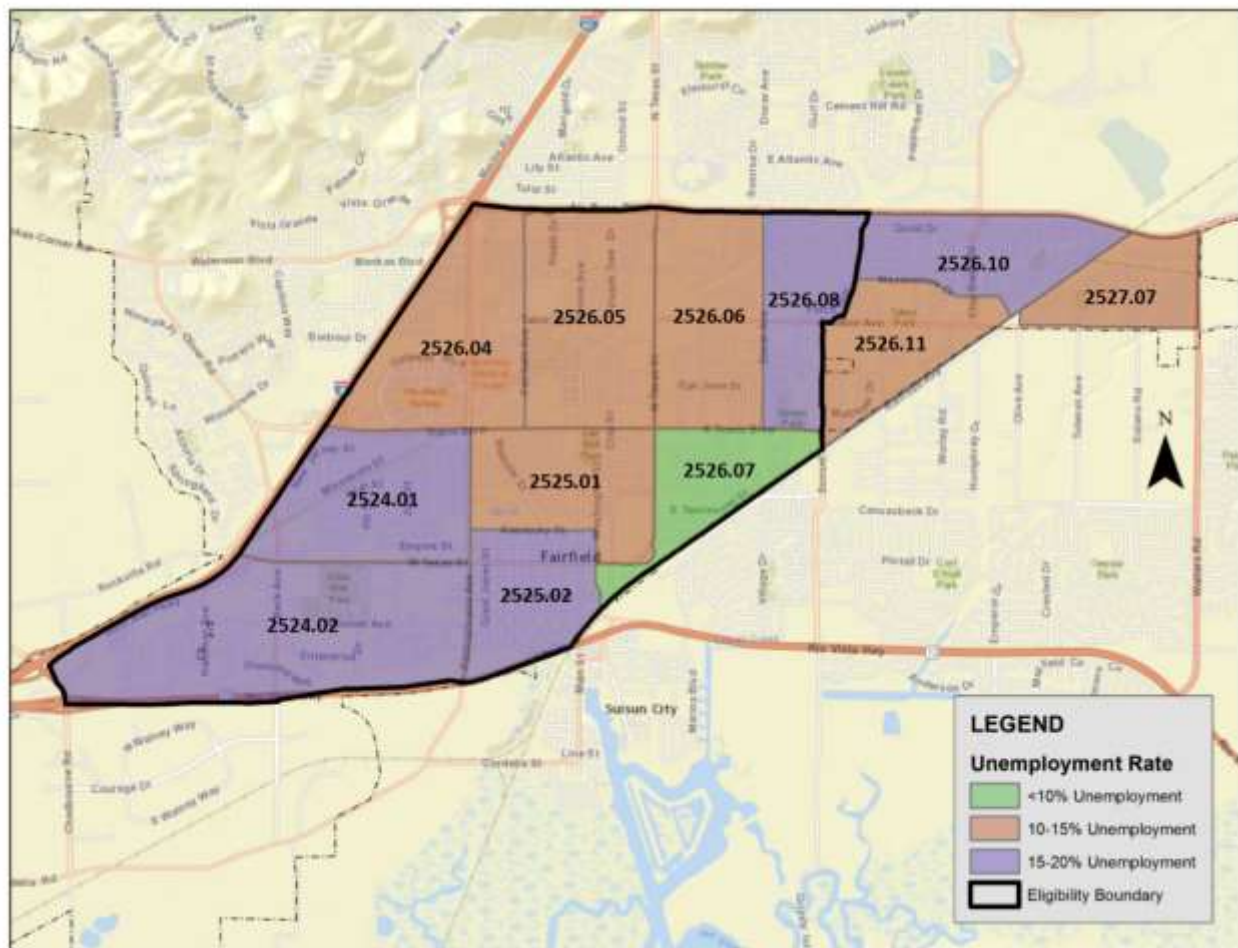
Map 8 illustrates median household income by Census Tract. While the sub-areas range from \$40,626 to \$52,446, when viewing individual Census Tracts, there are areas with low and significantly low median income, including several tracts within the West Texas/Downtown and North Texas sub-areas. The Census Tract with the lowest median income is along and south of Texas Street in the Downtown area (colored brown). The median household income in this area is roughly \$32,500 per year. In comparison, median household income for the entire City of Fairfield is \$67,364.

Map 9 – Poverty Rate



Map 9 illustrates areas with the highest concentration of poverty. Again, the two sub-areas that indicate the highest percentage of population under the poverty line are in the North Texas and West Texas/Downtown sub areas, both with several tracts above 20% (blue) and 30% (purple) of the population considered impoverished.

Map 10 – Unemployment Rate



Map 10 While the unemployment rate in the entire City of Fairfield is below six %, the sub-areas all show a relatively high rate, and in the case of the West Fairfield/Downtown sub-areas, between 15% and 20%.

Community Consultation & Collaboration

The proposed NRS areas are being established by the City of Fairfield as part of a comprehensive reorganization of its Five Year Consolidated Plan 2017 - 2021. This proposed plan will enable the City to refocus its efforts, resources, and funding in a concentrated, strategic manner in neighborhoods that are in most need of assistance. The Neighborhood Revitalization Initiative will provide the framework in which the City can undertake a comprehensive, strategic approach to neighborhood improvement and revitalization, while also providing the needed flexibility to offer innovative solutions to improve quality of life for Fairfield residents.

As the City of Fairfield begins to implement the Initiative's strategies, the City will help to establish and facilitate a community neighborhood roundtable group that can meet at minimum, on a quarterly or biannual basis. This group will represent the target communities and neighborhoods that will be served as a part of this strategy. This will provide a platform for community residents to have a voice, give feedback and be involved in the implementation of the NRI as well as to provide the opportunity to work collaboratively with other stakeholders. To initiate this process, the City recently held a community meeting in a neighborhood park to begin the conversation of working collaboratively with city residents in order to identify the community needs which are most important them. In addition, the City will work to involve neighborhood youth as an integral part of the neighborhood roundtable and leadership groups.

The City will also continue to consult with community groups, housing agencies, and other relevant stakeholders within and outside the NRSA boundaries. These groups may include, but are not limited to:

- Community Action Partnership Solano, JPA
- Solano County Continuum of Care
- Fairfield Neighborhood Watch Organizations
- Fairfield Business Watch Organizations
- The Leaven
- Matt Garcia Foundation
- Napa Solano Building & Trades Council
- Workforce Development Board
- Fairfield Main Street Association
- Fairfield/Suisun Chamber of Commerce
- Solano Economic Development Corp.
- Parkway Gardens HOA
- Community Action NorthBay
- Caminar
- Faith-based organizations
- Salvation Army
- Pride Industries
- Fairfield Police Activities League
- Fairfield Homeless Collaborative
- Fairfield/Suisun Unified School District
- Healthy Start Family Resource Center
- Fillmore Street Property Owners Association
- San Marco Street Property Owners Association
- Community resident leadership and neighborhood roundtable groups

Assessment & Empowerment Strategies

Housing & Neighborhood Development Assessment

There are approximately 36,600 housing units in the City of Fairfield, of which 29,300 are single family structures. The Great Recession that began in 2008 hit California, especially the Bay Area, particularly hard, resulting in a high rate of vacant buildings from foreclosures in Fairfield. The proposed NRS areas have been hardest hit by economic decline and as such, slower to recover. Much of the housing stock in the NRSAs, both owner occupied and rental properties, suffers from disinvestment and lack of maintenance.

Table 5 shows the City's three NRSA sub-areas, including low homeownership and housing values, coupled with housing overcrowding.

Table 5 – Housing in Sub-Areas, Fairfield

Housing Data	W. Texas	N. Texas	Fairfield East (INEL.)	Fairfield
No. of Housing Units	5,085	7,258	3,961	36,576
1 Unit, Detached Structures	64%	48%	68%	68.8%
Owner Occupancy Rate	42%	33.7%	60%	56%
Renter Occupancy Rate	62%	66.8%	44%	44%
Vacancy Rate	12%	7%	9%	5.3%
Housing Units Built 1939 or Earlier	22%	2%	2%	1.5%
Housing Units Built 1950 to 1959	42%	35%	4%	8.6%
1.01 or more occupants per room	8%	13%	4%	4.4%
Median gross rent	1,049	1,000	1,351	1,312
Median Value Owner Occupied	171,475	167,460	198,733	279,600
2011-2015 American Community Survey 5-Year Estimates				

The City of Fairfield is responsible for the following operations, which can be used to empower residents of the NRSA to improve the quality of their neighborhoods: Housing and Neighborhood Development, Infrastructure, Public Safety (including Code Enforcement), Parks & Recreation, Zoning and Land Use, and Economic Development. These responsibilities are explained in detail below.

City Homeless Strategy

While homelessness is a nationwide issue, Californians face the additional burden of a critical lack of market-rate and workforce/affordable housing stock, making it almost impossible to get very low-income and homeless individuals housed. A comprehensive Homeless Strategy was adopted by City Council in April 2015 to focus resources and consolidate and coordinate services for the City's homeless population. The City's Homeless Strategy is based on widely recognized and adopted principles that include: case management, enforcement, coordinated navigation, and increasing housing (emergency, transitional, and permanent supportive) supply based on HUD's Housing First Model. The Four key components of the City's strategy are:

- 1) **Protect Health & Welfare – Enforce and strengthen City laws and policies; public education.** In order to protect the health and welfare of Fairfield residents, the City works to strengthen and enforce existing laws and enforce No Tolerance Zones (Including the North Texas corridor).
- 2) **Connection to Services – Expand outreach and case management to support Police Homeless Intervention Team.** To support the Police Homeless Intervention Team in getting homeless individuals off the street, the City is committed to connecting the homeless to appropriate services and to coordinate resources and funding through various partnerships with stakeholders and nonprofit agencies.
- 3) **Supportive Housing – Housing assistance resources; Increase housing supply.** The City is committed to ensuring adequate housing is available for all sectors of the community, including permanent supportive housing and workforce housing.
- 4) **Regional Homeless Strategy – Regional plan to reduce homelessness.** The City is working alongside all Solano County cities to implement a Five-Year Regional Plan to Respond to Homelessness in Solano County that will lay out a shared vision and commitment to respond to homelessness. The Plan established community goals and benchmarks that define success and ensure accountability. Year 1 of the Strategy is currently in development and implementation.

The HUD Homeless Point-In-Time Count conducted January 2015 showed 344 people were homeless on a single night in Fairfield. Of those 344, 166 were without shelter. The most recent count conducted in January 2017 is predicted to be higher. Since the implementation of the Homeless Strategy, public safety enforcement has increased yet housing remains a barrier. Thus, residents and businesses are experiencing an increase of homeless visibility along the North Texas and West Texas corridor, causing more negative impacts on the community while the homeless attempt to find shelter and services.

Housing & Neighborhood Development

Assessment

The City of Fairfield, utilizing a combination of Federal and HUD funding, including CDBG, HOME, CalHOME, and NSP, operates a variety of housing programs. Funding assistance is available for the following housing programs:

- Down payment assistance for low and moderate income homebuyers
- Housing repairs and housing rehabilitation for low and moderate income homeowners
- Assistance for renters
- Neighborhood participation and improvement

The City works with the Fairfield Housing Authority and local nonprofit housing developers like Habitat for Humanity in the planning and development of housing projects serving lower income households. Through its NSP Program, the City works with for-profit developers on housing projects within targeted neighborhoods. In addition, the City is working to reorganize its own Housing Division to improve the delivery of housing assistance programs, both in terms of quality and effectiveness, to the community and its residents.

NRSA Housing Goals and Objectives

- **Preserve:** Rejuvenation of Fairfield's housing stock through repair, improvement and rehabilitation of existing buildings.
- **Build:** Promotion of appropriate densities, and the diversification and improvement of the housing stock in the City of Fairfield through rehabilitation of existing housing stock and new construction.
- **Assist Households:** Increase affordability and home ownership and invest in the upkeep and improvement of their homes.
- **Improve Image:** Promotion and enhancement the image of the City of Fairfield.

While these principles are applicable citywide, they are particularly relevant to the NRSA neighborhoods. To ensure that these principles are followed, the City has established the following housing objectives in the NRSA Plan:

- Ensure adequate supply of decent, affordable housing options for homeowners and remove unnecessary barriers to homeownership.
- Ensure adequate supply of decent affordable housing options for (low income) renters.
- Assess and reduce blight in the City.

Below is a description of the City's current housing programs that will be implemented in the NRSA to meet these objectives.

Housing Rehabilitation Program: The City of Fairfield's Housing Rehabilitation Program maintains and improves the stock of housing available to low and moderate income households living in Fairfield. The program offers low-cost financing and technical assistance to homeowners needing to make repairs and improvements. This program is available for owner-occupied houses at least 15 years old and located within the city limits. The maximum loan limit is \$75,000 (Based on eligibility and funding source availability). The loan can be deferred and 0% interest or amortized and 2% interest based on the owners financial situation. The program features 15 years or more for loan repayment depending on financial need, general

property inspection and construction management. Typical work can include roof cover replacement, pitched roof addition, window replacement, bathroom renovation, kitchen renovation, structural work, painting, heating/air conditioning, plumbing and electrical, dry rot repairs, floor coverings, tie down system for mobile homes and ADA accessibility improvements.

Mobile Home Rehabilitation: Mobile homes must be located within city limits. The maximum loan amount is \$15,000. The loan can be deferred and with a 0% or amortized and 2% interest based on the owner's financial situation. There is an additional \$5,000 for ADA improvements if a household member is disabled.

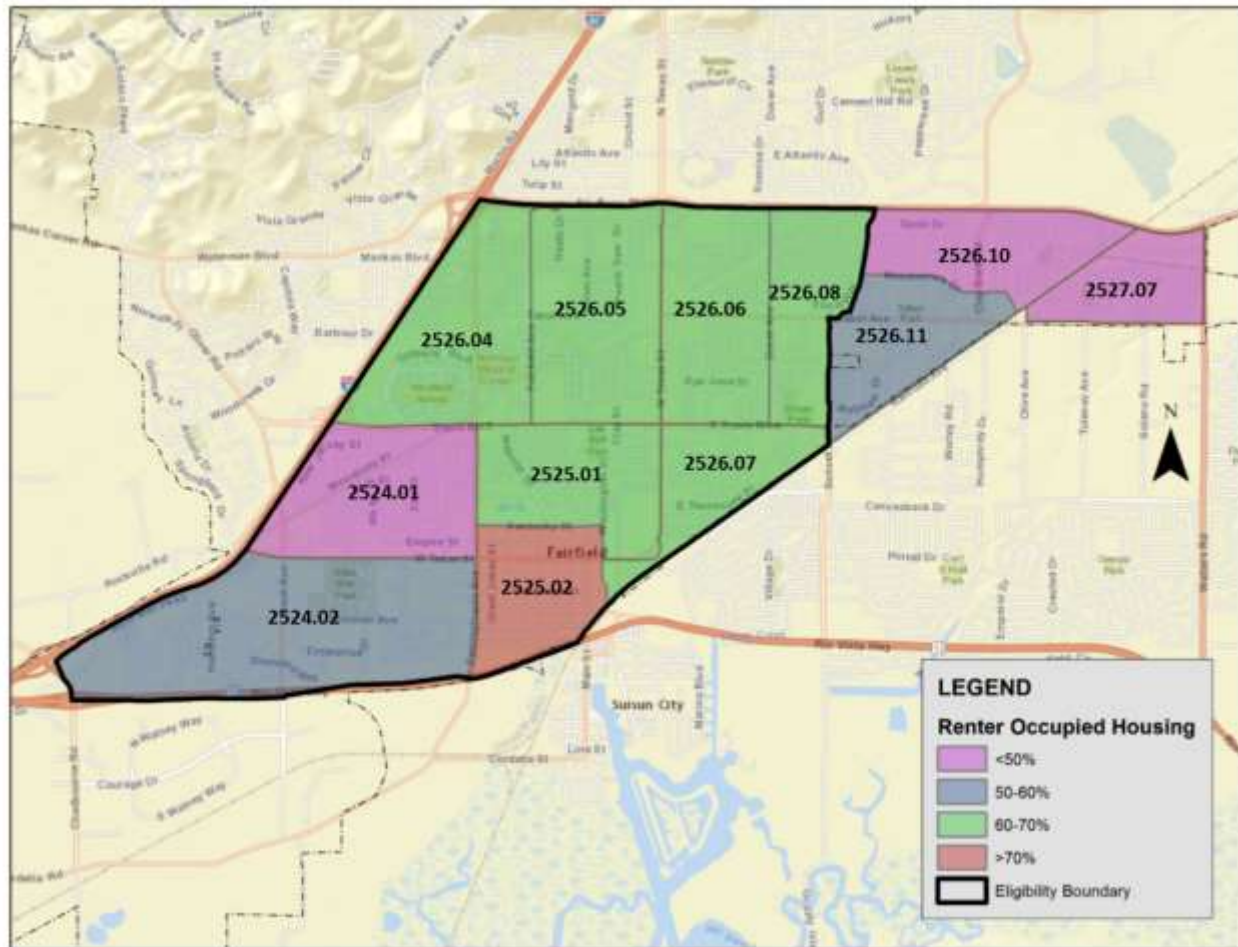
Americans with Disabilities Act (ADA) Improvements: Single family owner occupied households with a disabled member are eligible to receive an additional \$20,000 loan for ADA improvements. Mobile home owner occupied households with a disabled member are eligible for an additional \$5,000 for ADA improvements.

Housing Rehab Repair Grant and Emergency Grant Assistance: Grants are utilized for eligible owners whose property either does not qualify for a loan due to insufficient equity or because the amount of work required to be done on the property exceeds the loan amount available due to the 100% loan to appraised value requirement. When grants are given in conjunction with loans, the total eligible loan amount must be fully exhausted before grant funds are utilized. Emergency Repair grants are available only if the repair is immediately needed to mitigate a hazardous condition. Typical repairs include roof patching and repairs to electrical, plumbing, and heating systems. The grants shall normally not exceed \$5,000.

Natural Disaster Response Loan and Grant Program: This program is designed to provide an immediate response in the form of loans, grants and technical assistance to owner occupied properties affected by a natural disaster which is defined as "an emergency situation posing significant danger to life and property that results from a natural physical event such as an earthquake, flood, hailstorm, hurricane, ice storm, landslide, tornado, tropical storm, wildfire, extraterrestrial impact, or the collapse of a subterranean cave". If the area is declared a federal emergency area, any owner-occupied property applicant must provide proof that they have registered with FEMA. Property owners with flood insurance must use it, however loans may be used to pay for the deductible on the flood insurance, up to a maximum of \$10,000. Grants and loans, or combination thereof, are limited to a total of \$30,000 to owner-occupied properties with existing income criteria of 80% median or below as adjusted by household size.

Rental Housing Rehabilitation: The purpose of this program is to provide a pool of loan funds to improve and expand the stock of housing available to low and moderate income households living in Fairfield. The program provides below market rate loans to owners with properties that rent to low and moderate income households. Income eligibility is based on tenant household income and shall not exceed specified income limits based on household size and funding source. This low interest loan program is available city-wide for tenant-occupied properties at least 15 years old, including both single-family residences and multi-family complexes. Loan limits are based on the number of units in a project.

Map 11 – Renter-Occupied Housing



Tenant Base Rental Assistance Program: Assists very-low income households to obtain and maintain permanent housing by providing rental subsidy assistance for up to 24 months, grants or loans for security and/or utility deposits and tenant education workshops. Program priority is given to residents who are currently homeless or at risk of homelessness.

Fairfield Silent Loan Program (FSLP): The Fairfield Silent Loan Program is designed to provide assistance to eligible first time homebuyers in purchasing homes that are located within the programs eligible area. The program provides this assistance in the form of deferred payment "silent" second priority loans as "Gap" financing toward the purchase price and closing costs of affordable housing units that will be occupied by the homebuyers as their primary residence. The program provides up to \$50,000 in the form of a deferred loan, for down payment and closing cost assistance to low-income households with good credit. The home purchased must be located in Fairfield and program is for first time home buyers. Households must make a minimum contribution of 1% of the purchase price from their own funds.

Cal HOME Program: The Cal HOME Program provides up to \$50,000 in the form of a deferred loan, for down payment and closing cost assistance to low-income households with good credit. The home purchased must either be in the Fairfield Redevelopment Project or NSP Areas. This program is for first time home buyers. Households must make a minimum contribution of 1% of the purchase price from their own funds.

Homebuyer Education and Foreclosure Prevention Workshop: A successful homeownership program requires homebuyers who are well informed about the process of buying and maintaining and sustaining a home. Homebuyer education classes provide the information necessary to ensure potential homeowners make informed home buying decisions. The City of Fairfield will consider increasing its emphasis and support of homebuyer education and foreclosure prevention programs and services.

Blight Removal

The City's Quality of Life Task Force was specifically formed to address issues of blight that reduce quality of life for Fairfield residents. The Task Force primarily focuses on graffiti removal, illegal dumping, homelessness, abandoned shopping carts, and blighted residential properties.

Vacant, abandoned, and dilapidated structures are blighting influences that can destabilize neighborhoods, destroy property values, and become a breeding ground for criminal activities such as drug trafficking, vandalism, prostitution, and arson.

Besides the problems caused by vacant buildings within the NRSA neighborhoods, vacant lots are also an issue affecting the quality of life for area residents. Vacant weed-covered lots are a neighborhood eyesore, as well as a repository for debris, trash, and junk, and can also be a gathering place for illegal activities and homeless encampments.

The Task Force, comprised of staff from each City department, coordinates efforts and resources to reduce the negative effects blight causes to residents, particularly in low-income neighborhoods. With the implementation of the Neighborhood Revitalization Initiative, the Task Force will direct efforts in these three NRSA sub-areas.

Neighborhood Associations

Current neighborhood associations in the City are comprised of Neighborhood Watch Groups and local Home Owner Associations. Prior to the elimination of California Redevelopment Agencies which provided cities tools to improve blighted areas, community leaders were sought and encouraged to participate in their neighborhoods which led to neighborhood councils. These neighborhood councils promoted community engagement and allowed the City to better assess neighborhood needs. This partnership also provided a forum for residents to communicate with the City and encouraged them to have a voice in their community thus empowering them to take an active role in their neighborhoods.

Business Associations

The City of Fairfield has encouraged the establishment and support of various business associations to empower business managers and owners to become involved with and actively work toward improving their business community. Three community focused business associations are located along the West Texas/North Texas corridor with the primary purpose of supporting, promoting, and advocating for the best interests of small businesses.

- 1. Fairfield Main Street Association** – Located in the heart of downtown Fairfield, the Fairfield Main Street Association's mission is to promote downtown businesses through various events such as a season farmers market, Independence Day and Veterans Day Parade, and Christmas Tree Lighting Event.
- 2. North Texas St. Business Association (NTSBA)** – A community-based organization, the NTSBA was formed as a Business Improvement District (BID) under the State Parking and Business Improvement Law of 1989 to position the BID to successfully compete for regional business. The NTSBA district includes the entire length of North Texas St., including older motels and shopping centers with blighted and neglected

properties.

- 3. Fairfield/Suisun Chamber of Commerce** – A city-wide business advocacy agency, the Chamber of Commerce represents hundreds of businesses in both Fairfield and neighboring Suisun City on economic development issues, and business growth and retention, and works with local and state officials on behalf of business. The Chamber also works closely with City staff on many issues that affect businesses such as blighted properties and infrastructure, crime prevention, outdated zoning, and homeless issues that negatively impact business and surrounding residents.

Economic Development Incentives

The City of Fairfield offers economic development incentives that may be helpful to assist businesses that would consider locating or expanding in the area, which include:

- **A Revolving Loan Fund** that can assist commercial, industrial, retail and service projects by providing start-up or growth capital for small businesses with long-term job creation potential and high economic impact.
- **A business-to-Business Economic Stimulus Program** that can assist businesses that would generate at least \$750,000 per year in sales and use tax revenues to the City.

The City can also help qualifying businesses access State programs including State tax credits, special economic development electricity rates from PG&E, employee training and financing for building permit fees.

Neighborhood Partners

The City of Fairfield strives to build community partners who positively impact the lives of our residents, primarily our youth. In collaboration with neighborhood partners, the City concentrates both volunteers and CDBG funds in high-crime, low-income neighborhoods to improve quality of life for residents. Key partners include:

The Leaven - Over the last several years, the City has not only assisted in the establishment, but has also provided CDBG funds for The Leaven, an after-school tutoring center with six locations throughout the three neighborhood revitalization areas targeted in high-crime, low-income neighborhoods. The Leaven works in partnership with members of the community, including businesses, police and fire departments, local government, school administrators and teachers, church groups, health care providers, and concerned neighbors to reduce school dropout rates and provide children with an alternative to gangs.

Faith Partners Against Crime (PAC) - The City works closely with Faith PAC, a faith-based organization comprised of local churches and citizens that mentor at-risk youth through a partnership with the Fairfield-Suisun Unified School District. Additionally, Faith PAC works in high-crime neighborhoods to empower at-risk youth to choose a life other than crime.

Matt Garcia Foundation – A Nonprofit organization that works in partnership with the City and other community organizations to identify and address blight in various targeted areas of the community with a primary focus on revitalization and safety. The City has partnered with the Matt Garcia Foundation on various neighborhood community cleanups to share volunteers and resources.

Empowerment Strategies

Californians face a critical lack of market-rate and workforce/affordable housing. This is demonstrated by the rising cost of for-sale and rental housing and the low vacancy rates for multi-family rental housing. Fairfield's vacancy rate averages between 1% and 2% annually, making it more difficult to secure affordable housing.

It is expected that CDBG-funded activities will include, but not be limited to; *Acquisition Rehab, Multi-Family Rehab, Clearance, Demolition and Remediation, Code Enforcement, Fair Housing Activities, Pre-Development Costs, and Shelter Improvements.*

Objective:	Ensure adequate supply of decent, affordable housing options for homeowners and remove unnecessary barriers to homeownership.
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Objective:	Ensure adequate supply of decent affordable housing options for renters.
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Objective:	Increase quality of affordable rental housing and improve relationship between the city, landlords, and tenants.
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As part of our Neighborhood Revitalization Strategy, it is necessary to expand the involvement of community residents. To accomplish this, outreach efforts will be implemented to reestablish neighborhood leadership previously founded through the City's Quality Neighborhoods Program. The City will also continue to work closely with the existing business and neighborhood watch associations to help identify and resolve problems that continue to impact the quality of life in these neighborhoods alongside the business corridor.

Objective:	Establish neighborhood associations in each NRSA to expand involvement of community residents.
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Infrastructure

Assessment

The City of Fairfield Public Works department is responsible for the maintenance, operation, and management of the water treatment and distribution systems, sewer collection systems, storm drainage systems, public transportation, public buildings, parks and landscaping, streets, traffic control devices, and the City fleet. In addition, they oversee the preparation of all private and public development plans, and are responsible for reviewing new construction and public improvements within the city of Fairfield.

Public Works maintains 690 lane-miles of pavement, 634 miles of curb, gutter, and sidewalks, 378 miles of water mains, 283 miles of sewer mains, 68,000 city trees, 40 miles of creeks and ditches, 18 detention basins (106 total acres), and 1,361 acres of open space landscaping. The Public Works Department is committed to planning, designing, building, operating, and maintaining infrastructure and facilities that will stand the test of time.

The three Neighborhood Revitalization Initiative areas include some of the oldest neighborhoods clustered in the central Fairfield sector. Business and residential development was initially centralized along the main thoroughfare from North to West Texas St, a densely populated low-income, high crime area. North Texas splits four census tracts: 2526.05, 2526.06, 2525.01, and 2526.07 and is known for a heavy homeless population, blighted and vacant business properties, and older motels.

Most sidewalks in the City are in adequate condition, however in the older neighborhoods, including the North Texas area, the sidewalks are older and in need of repair.

Sidewalks line almost all of the city's streets on both sides. Maintenance is the responsibility of the abutting property owners and occasionally the City. Well maintained sidewalks are important to overall health, safety and livability of residential neighborhoods. However, many of the city's sidewalks are in disrepair, and the City will consider ways to encourage and promote sidewalk repair and maintenance.

Adequate street lighting can also add to the safety and security of neighborhoods. Like sidewalks, street light maintenance and replacement is also an issue needing review and recommendation. Public Works completed a retrofit of outdated light with more energy efficient systems, however, there are parts of the City where substandard lighting exists and NRSA could support adding new lighting and adding more energy efficient lighting such as LED.

Public Transit - Fairfield has been working with neighboring Suisun City since 1975 to provide public transit to Fairfield residents. The current program consists of the general public fixed route system traveling to local as well as intercity areas, ADA Paratransit services, Adult Recreation Center Taxi Program, Reduced Fare Taxi Program, and the Intercity Taxi Scrip Program for ADA Paratransit certified residents of Solano County.

Water Utilities - The City's Water Utility operates two treatment plants – the Waterman Plant located at 2900 Vista Grande and the North Bay Water Treatment Plant located off of Peabody Road to the East of Fairfield. The Waterman Plant was recently upgraded to a 30 million gallons per day (mgd) plant operation while the North Bay plant operates 40 mgd. The Water Utility operates 15 pump stations, 12 treated water reservoirs, and 378 miles of pipelines.

Empowerment Strategies

Working with the Public Works Department, the Neighborhood Revitalization Initiative will strive to ensure that the City's capital investment projects complement CDBG and other HUD-funded investment in buildings and neighborhoods. In addition, to the best of their ability, Public Works will ensure that projects in the NRSA are given high priority due to the age of infrastructure in these areas.

It is expected that CDBG-funded activities will include, but not be limited to; *Street Improvements, Lighting Improvements, Sidewalks, and Public Safety Improvements,*

Objective:	Align the City's capital improvement budget with neighborhood planning efforts to leverage planned investment.
Objective:	Improve safety and accessibility of streets and sidewalks to promote ease of pedestrian movement throughout the NRSA.

Funding Leverage

Local Government Leverage

- **Public Works** – improve infrastructure, including street preservation and repairs, sidewalks, sewer maintenance and repairs, ADA ramps, and homeless encampment cleanup by leveraging capital improvement funds and measure P funds (dollar value of projects is to be determined).
- **Community Development** – utilize the “aggregation of housing units” incentive available through the NRSA by leveraging LMIHF funds, predevelopment funds, low-income housing tax credits, new market tax credits, CDBG funds, and HOME funds to develop mixed-income multifamily housing in the area. Work with non-profits and faith-based organizations, contractors and businesses to provide free minor home repairs for low income seniors and disabled homeowners of Fairfield through Senior Home Assistance Repair Event (SHARE).
- **Economic Development** – help small businesses by providing "gap" financing for working capital, acquire equipment or a building needed to operate the business, or expand or continue operating the company within Fairfield and site selection assistance, as well as job creation, business attractions, retention, and expansion.
- **Police Department** – work with neighborhood to develop neighborhood watch and crime-free multi-housing program, offer training to create a neighborhood group, and leadership training for residents interested in doing community engagement and or improvements, provides administrative assistance to neighborhood groups.
- **Fire Department** – provide public education and training on fire extinguishers, residential sprinkler systems, home smoke alarms and evacuation plans, home fire safety, fire prevention for seniors, children's drowning prevention, and family disaster preparedness.

Metro Non-profit Leverages

- **Habitat for Humanity of Solano-Napa** – financial literacy, neighborhood events-including clean ups, minor home repair and new infill construction of housing units, neighborhood market studies and rehabilitation of housing units.
- **Mission Solano** – personal and family case management, life skill courses, on-the job training, therapy and counseling services, spiritual formation and enrichment, and personal holistic based recovery.
- **Rebuilding Together Solano County** - minor home repair and rehabilitation of housing units of seniors, veterans, and disabled homeowners.
- **Restoration Project Outreach Program** – personal and family case management, resume preparation, interview preparation, therapy and counseling services, spiritual formation and enrichment.
- **Rising Sun Energy Center** – trains and employs local young adults to provide residents of their communities with free Green House Calls: assessment, direct installation, and education to help residents save energy and water in their homes.
- **The Leaven** – assist the community with after school mentoring and tutoring programs, community activities, family support and nurturing to our neighbors.

Local Business Organizations

- **Chamber of Commerce of Fairfield-Suisun** – supports a program of work that includes economic development, education and work readiness, public policy, transportation, technology, as well as business attractions, retention, and expansion.
- **Fairfield Main Street Association (FMSA)** – promote culture, facilitate entrepreneurship, and increase business growth in the area through various initiatives and educational programs.
- **Republic Services** – provide dumpsters and supplies for cleanup and seek grant funding from them to do community work.

Federal Programs

- **HOME Grant** – downpayment assistance, residential and multi-family home rehabilitation loans, tenant-based rental assistance, homebuyer counseling, and technical assistance.
- **CalHome Grant** – downpayment assistance, residential home rehabilitation loans, tenant-based rental assistance, homebuyer counseling, and technical assistance.
- **Proposition 47** – mental Health Services, substance use disorder treatment and misdemeanor diversion programs for people in the criminal justice system.
- **Whole Person Care** – coordination of health, behavioral health, and social services, and comprehensive coordinated care for the beneficiary resulting in better health outcomes.

Parks & Recreation

Assessment

The Parks and Recreation Department's mission is to engage the community in programs, facilities and services that foster active and healthy lifestyles, support positive social interaction, and enhance our community's quality of life. The Department strives to provide resources for all aspects of daily life. Parks and Recreation operates recreational classes, adult and senior services, sports and aquatics programs and youth activities. The department manages the Sports Center and Aquatics Complex at Allan Witt Park, Fairfield Community Center, Fairfield Adult Recreation Center, Dunnell Nature Park and Education Center, two neighborhood centers and numerous sports fields located in parks throughout the city.

The city's parks and open system includes 24 community parks; this includes two regional parks – Linear Park Trail corridor and Rockville Hills. Rockville Hills Regional Park consists of 633 beautiful acres of grasslands and oak woodlands, with a dense mixed broadleaf forest available for public use. The City also owns two award-winning 18-hole championship Golf Courses, Paradise Valley and Rancho Solano. Each Gold Course has its own pro shop, bar and grill, and banquet facility.

Parks & Facilities: Parks & Recreation is about to embark on two park planning projects as part of the City's Community Spaces Initiative. These plans will focus on activating community spaces for enjoyment while also reducing blight and crime.

- **Linear Park Trail** – The *Revitalization Plan for Central Fairfield and the Linear Park Trail* corridor is focusing on the portion of the trail and surrounding neighborhoods from Pennsylvania to Dover Avenue. With a large portion of Linear Park corridor located in the North Texas NRSA, this project will complement the Initiative using strong community engagement, collaborating with outside agencies, and adjacent property owners in order to illuminate the potential opportunities tied to this Corridor.
- **Allan Witt Park** – Parks & Recreation has also embarked on a park renovation plan for Allan Witt Park. The objective of this plan is to develop a plan that engages more users of the park, thereby reducing blight and crime.

Programs: The Parks & Recreation Department engages in a diverse range of programs, many of which are located in or serve residents of the NRSA areas.

- **After School Programs** – Fairfield's After School Programs promote positive youth development and help support the childcare needs of families in Fairfield. These programs offer structured fun in a recreational environment and include a variety of group and individual enrichment activities, indoor/outdoor games, and homework time. During homework time Recreation Staff are available to assist students with their assignments. Programs are located on or near elementary school and campuses in the Fairfield Suisun Unified School District (FSUSD). The Park & Recreation Department operates two after school programs:
- **Kids Corner** is funded by the State of California through the After School Education and Safety (ASES) grant program. The program is for children in 1st to 8th Grades and includes a "tri-rotation" program that consists of homework assistance, physical play, and enrichment curriculum. Healthy snacks are provided. The program is offered at Anna Kyle, Cleo Gordon, David Weir, Fairview, Sheldon and Tolenas schools.

- **Life After School** is a fee-based program after school program located in various schools in Fairfield for students in K-6th grades. Children enjoy supervised play with an emphasis on fitness and nutrition, directed arts and enrichment activities, and homework assistance. The program is for children in 1st to 6th Grades and is offered at Cordelia Hills, Crescent, K.I. Jones, Laurel Creek, Nelda Mundy, Oakbrook, Rolling Hills, and Suisun Valley schools.
- **The Place 2 Be After 3** is funded by the State of California through the After School Education and Safety (ASES) grant program. The program is offered at Grange Middle School. The program offers a homework club, academic achievement activities, arts and crafts, special events and physical play.
- **Fun on the Run** is mobile recreation program operated in partnership with the Fairfield Community Service Foundation. Three Fun on the Run vehicles brings recreational play to the heart of the most underserved of Fairfield's neighborhoods. Activities included organized activities, arts and crafts, sports, special events, and healthy living and nutrition programs. The program also provides a variety of support to children in the community, including backpack and winter coat giveaways, and holiday toy distribution. Fun on the Run visits 15 neighborhoods Monday through Friday during the school year, and 20 sites during summer months.
- **Preschool:** Fairfield's Preschool program provides an educational and recreational environment where children are encouraged to explore and become involved in a safe and secure learning environment. Physical activity and healthy snacks promote health and wellness. Our well-balanced program prepares each child for life-long love of learning. Class activities for all three programs are centered on developing these described foundations within a core of play-based scheduled activities. Tracks area available for children from 6 months to 5 years old.
- **Classes:** The Parks & Recreation Department offers limited number of fee based special interest classes and activities for youth and adults including fitness, music, dance, cooking, safety training, fitness & exercise, martial arts and tennis. Most classes are offered on a percentage split of fees between the instructor and Department. Youth and adult special interest classes and camps should be substantially self-supporting with cost recovery at 100% + for direct and indirect costs.
- **Adults & Senior Services:** The City of Fairfield's Adult Recreation Center (ARC) a gathering spot where active adults 50+ can congregate daily to participate in a range of programs and services. Programs and services include travel programs, congregate dining provided by Meals on Wheels, fitness classes and events designed to encourage socialization among the senior population. The ARC is also home to 30 clubs, groups and organizations (CGO's) that include: Bocce, Pool, Table Tennis, Line Dancing, Ceramics, Woodshop, Card Games, Needle Crafts and quilting.
- **Senior Day Program:** The Fairfield Senior Day Program is a state-licensed program designed to promote the quality of life for isolated, frail or impaired adults. Our structured, comprehensive program provides a variety of health, social and other related support services for participants, family members and caregivers. This is a community-based program designed to promote the quality of life for isolated, frail, and impaired adults. Our structured, comprehensive program provides a variety of activities, all designed to focus on the strengths of each individual. Activities include physical exercise, music, reminiscence, crafts, games, and more, all provided in a safe, warm, caring, and secure environment.

- **Aquatics:** The City of Fairfield Aquatics Program provides an integrated learning opportunity for swimmers of all skill levels. We offer certification and training courses, recreational swimming, swim lessons for children and adults; and water exercise and lap swimming opportunities. Our Swim lessons establish core swimming skills that keep students safe in the water and provide a foundation for more advanced swimming skills as they continue learning. Classes are loaded with enjoyable, engaging, and challenging activities that motivate children to want to perform and learn to swim. All of our swim lesson programs are progressive, building upon basic skills and progressing toward mastery of techniques, and eventually toward other aspects of aquatics and the potential for lifelong involvement in Aquatic Programs.
- **Youth Sports:** Our Youth Sports are designed to enhance and build positive recreational experiences and healthy lifelong habits. We teach responsibility, sportsmanship, game rules, fundamental skills, and strategy. We develop a healthy attitude toward hard work (practice), team concepts, and positive, healthy competition. Our coaches teach positive values and principles through which participants develop confidence, emotional self-control, and respect for themselves and others.
- **Recreation Classes:** The City of Fairfield offers many classes, workshops and programs to meet your family's needs at various locations throughout the city. Classes are offered in 4 – 6 week sessions and offer an opportunity to improve a skill, develop a hobby, or try something new for the first time. Classes are also a great way to connect with the community.

Scholarships: Parks & Recreation currently provides two scholarships for youth to participate in:

- **Recreation Program Scholarships** – “Youth Scholarships” are funded through CDBG monies and allow youth to participate in any Parks & recreation program for a reduced or waived fee. In addition to proof of residency, the amount of scholarship is based on household income. *available to qualified Fairfield residents*
- **Swim Lesson Scholarships** – “Club SWIMTASTIC” is a swim lesson scholarship program funded by the Fairfield Community Services Foundation. In addition to proof of residency, eligibility is based on demonstrated low income vis last year’s income tax form 1040 OR proof of participation in program that would require meeting the low income standard (CalFresh Food Stamps, CalWORKS, Supplemental Security, Disability Benefits or Welfare Program).

Empowerment Strategies

The City of Fairfield began work in January 2017 on two community space projects; Allan Witt Park Renovation and the Central Fairfield and Linear Park Trail Corridor Revitalization Plan. The objective of these projects is to activate these community spaces for community enjoyment while also reducing blight and crime.

It is expected that CDBG-funded activities will include, but not be limited to; *Acquisition Rehab, Clearance, Demolition and Remediation, Lighting Improvements, Low/Moderate Income Job Creation, Training, and Workforce Preparation, Micro-Enterprise Assistance , Non-Profit Capacity Building , and Public Safety Improvements.*

Objective:	Align the City's Linear Park Corridor Plan with North Texas NRSA initiatives where and when possible.
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Objective:	Review recreation options within the NRSA and work to connect the City's open space network.
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Since many neighborhood homes back up to the Linear Park corridor, community engagement will provide additional input from residents not only for infrastructure and housing, but also use of open space.

Objective:	Promote continuing cooperation with local neighborhood community partners such as the Leaven and Fun on the Run and encourage the development of new partnerships in currently underserved neighborhoods.
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Parks & Recreation hires up to 120 part time staff on an annual basis to support its programs. These are typically seasonal positions that provide work experience to youth entering the work force. There are also part time positions for more experienced workers.

Objective:	Promote job creation and opportunities to offer employment to residents living within the NRSA areas.
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Parks & Recreation offers two scholarship programs to provide access to recreation programs by residents with low incomes.

Objective:	Target marketing for recreation scholarship programs in the NRSA areas to increase access to recreation programs.
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Public Safety - Police

Assessment

The Fairfield Police Department is committed to working with community partners to preserve and enhance the quality of life through effective crime prevention, safety education, and innovative law enforcement. The police department is divided into the following divisions:

Support Services Division: The Support Services Division is comprised of the Police Department Community Services Bureau and the Support Services Bureau. The Community Services Bureau is responsible for the Department's community engagement and the Support Services Bureau is responsible for day-to-day administration. Below is a summary of the Support Services Division's operations:

- Community Services
- Administrative Services
- Code Enforcement
- Property & Evidence
- Records Bureau
- Training
- Youth Services
- Police Explorers
- Crime Prevention

Operations Division: The Operations Division is responsible for all field operations and investigations. Below is a summary of the Operations Division's operations:

- Patrol Bureau
- Traffic Bureau
- K-9
- Homeless Intervention Team
- Youth Corps
- Investigations
- Family Violence
- Gangs
- Special Enforcement
- Crime Scene Investigation

Fairfield Gang Injunction: Once notorious for gang violence, Fairfield filed a civil gang injunction against the Nortenos in 2009 to improve the safety of the community. Since then, violence between the Nortenos and Surenos has been drastically reduced, but most certainly has not been eliminated. Gang activity is still reported in the three revitalization areas and police use a variety of methods to both prevent it and swiftly respond to calls for service. Through continuous community engagement directly in these neighborhoods, police encourage residents to report suspicious activity and to be the eyes and ears for the neighborhood when the police can't be there.

Police Community Services

The Fairfield Police Department Community Services Bureau encompasses three community-focused divisions: 1) Crime Prevention Unit; 2) Youth Services Unit; and 3) Code Enforcement Unit.

1) Code Enforcement

Code enforcement within the NRSA areas has been a constant challenge due to non-sworn personnel staff reductions during the Great Recession and a relative lack of investment in the older properties and buildings. Additionally, Fairfield's three NRSA areas have higher numbers of rental properties and absentee landlords, both on residential and business properties, than the citywide average. Those factors add additional barriers for code compliance and upkeep. The Code Enforcement Unit is responsible for the following:

Community Preservation: The Code Enforcement Unit is responsible for community preservation primarily aimed at reducing blight and public health risks such as rodent harborage stemming from debris. This includes various City Code sections that preserve the quality of life for residents such as trash and debris removal, inoperable vehicles on private property, parking and storing material on unimproved surfaces, encroachments on city property, weed abatement on developed parcels, and graffiti among other issues.

Zoning Code: The Code Enforcement Unit enforces zoning regulations implemented by the City's Planning Department. Code Enforcement monitors illegal business operations, compliance with Conditional Use Permits and development agreements between property owners and the Planning Department, and the City's sign ordinance. Additionally, Code Enforcement monitors proper zoning for boarding houses and residential care facility placement and home occupation issues through this unit.

Building Code/Substandard Building Enforcement: Code Enforcement plays a critical role in eliminating blight in neighborhoods by maintaining compliance with the City's building code. Often, serious substandard conditions that affect life and safety are identified by code enforcement and the building department is consulted regarding whether the structure is suitable for occupancy. These conditions are typically hazardous electrical conditions, raw sewage spills, and severe exposure to the elements due to faulty weather protections.

Code Enforcement will work with the police department and building department to vacate the premises and keep residents from occupying the site until the substandard conditions are cured. Code Enforcement also obtains compliance with building code violations when the Building Department is unable to do so in such areas as construction without permits and permitted projects without final inspection and approval.

City Permits: The Code Enforcement Unit is responsible for overseeing and issuing a variety of community based permits, including parades, block parties, nightclub and entertainment establishments, solicitor/peddler-type merchants activities, pawnbrokers, second-hand dealers, special events, carnivals, circuses, and massage therapists. Each permit has its own criteria for oversight, inspection, operation requirements, safety standards, and building requirements, all of which Code Enforcement must ensure are complied with for the community's safety.

Hotel/Motel Facilities: The Code Enforcement Unit is responsible for enforcing the Hotels and Motels component of the City's Municipal Code, intended to prevent and reduce crime in the immediate areas surrounding the facilities. The West Texas through North Texas thoroughfare in the three neighborhood revitalization areas are heavily populated by older hotels and motels in various states of repair. These facilities are monitored on a regular basis for any blight and public safety calls for service, and citations are issued for non-compliance when necessary.

Vacant Building Monitoring Program: Fairfield has been at the forefront of the housing crisis since it began. In response to the crushing number of foreclosed homes, the blight, transient occupancy, and crime associated with these buildings, an emergency ordinance was passed in August 2008. Code Enforcement was tasked with working with the City Manager and City Attorney to develop an ordinance and process to address these buildings and get them into

compliance. The property owners, including banks, are responsible for registering vacant properties with the City and mitigating stagnant swimming pools, debris, overgrown landscaping, graffiti, and transient occupancy.

2) Crime Prevention Unit

The Fairfield Police Department Crime Prevention Unit works with approximately 120 Neighborhood Watch and 50 Business Watch Groups throughout Fairfield, many scattered throughout the three neighborhood revitalization areas. These groups regularly communicate with Fairfield Crime Prevention to plan relevant monthly meetings, seek various crime prevention resources, and also share concerns regarding crime and traffic related safety issues. Monthly meetings also allow residents to engage not only with Fairfield police, but City government.

Fairfield Crime Prevention created Business Watch to improve relationships with businesses primarily along the West Texas to North Texas corridor. Business Watch meetings offer tips and resources on various crime prevention issues such as homelessness, vandalism, loitering, and trespassing and allow business owners to have open dialog with crime prevention officers. Crime Prevention Officers are able to perform a Crime Prevention Through Environmental Design (CPTED) review and provide business owners tips and tools such as improved lighting and security cameras to better protect their property and employees.

The Crime Prevention Unit recently revamped and expanded its community outreach efforts in various ways. Infrequent events such as "Coffee with a Cop" are now held monthly. In addition, a new series of monthly Community Education Forums has been implemented to not only allow the Police Department to better engage with Fairfield residents, but also to afford the public the opportunity to be better educate themselves on relevant safety topics such as security cameras, cyber bullying, and human trafficking. The Forums also provide an insider's look at how the Fairfield Police Department protects public safety, which enhances community engagement and police/community trust. Topics are geared toward current events applicable to both the business and residential community and taught by not just police officers, but subject matter experts. The second Forum on security camera systems hosted over 100 community attendees.

The Crime Prevention Unit oversees the Fairfield Crime Free Multi-Housing Program. This program is designed to help tenants, residential property owners, and apartment managers of rental properties keep drugs and other illegal activities off their property. This effective, solution-oriented program ensures a crime prevention goal while remaining tenant friendly. The three-phase approach includes a free, full day training seminar for property managers presented by the police department with topics on tenant screening, crime prevention, evictions, fair-housing rules, and drug/gang recognition. A CPTED security assessment is done on the rental property to ensure safety requirements have been met, followed by a crime prevention community meeting. In 2016, 53 rental properties were certified through the Crime Free Multi-Housing Program.

3) Youth Services Unit

The Youth Services Unit works with at-risk youth throughout Fairfield. In addition to a full-time Youth Diversion Officer, five sworn School Resource Officers are assigned to work at public school campuses throughout the City. The Youth Services Unit oversees the Fairfield Police Activities League, an after-school program that offers teens a safe environment for academic enrichment, fitness, recreation programs, and leadership development.

Empowerment Strategies

Even with the strong relationship Fairfield Police has overall, there are neighborhood pockets of crime and gang activity primarily in the three neighborhood revitalization areas where police struggle to connect to the residents. When gang activity occurs, it is predominantly in these

three areas and can divert resources away from the rest of the City. Additionally, businesses along the West Texas to North Texas corridor continue to face blight and higher calls for service, making business attraction and retention more difficult.

The following objectives will be pursued jointly through the Quality of Life Task Force with City departments, including the Community Development, Police Department, Fire Department, Parks & Recreation, City Manager's Office, Finance Department, and Public Works, in collaboration with nonprofits, business, and neighborhood groups.

It is expected that CDBG-funded activities will include, but not be limited to; *Lighting Improvements, Code Enforcement, Training, Planning and Capacity Building, Workforce Preparation, Non-Profit Capacity Building* , and *Public Safety Improvements*.

Police calls for service in the three neighborhood revitalization areas continue to remain higher than the city's overall average for type 1 crimes. The Police Chief has initiated multiple methods of outreach and community engagement such as "Coffee with a Cop" in select neighborhoods as well as crime prevention forums that engage citizens. However, more work needs to be done in order for residents in these neighborhoods to be proactive with police. The Police Department will continue to seek ways to partner with other City departments and community based organizations to increase police visibility in the community and to engage neighborhood residents to be vigilant in reporting observed criminal activities.

Objective:	Decrease type 1 (violent) and "quality of life" crime rates in NRSA neighborhoods.
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The City will continue to work closely with the network of Neighborhood Watch and Business Watch groups as well as encourage the formation of new Neighborhood Watch and Business Watch groups as a way to engage residents and business owners in the neighborhood and allow the residents and business owners to assist in tracking and reporting crimes.

Objective:	Improve relationship between police, residents, business property owners and managers.
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Vacant abandoned properties are a toxic breeding ground for illegal and violent criminal activities. The demolition of vacant, dilapidated structures and the acquisition and reutilization of vacant, tax delinquent lots can also help to improve public safety within NRSA neighborhoods.

The Code Enforcement Unit will play a major role in the Neighborhood Revitalization efforts in these three areas by combining enforcement efforts alongside the City's Quality of Life Task Force with a strong focus on both blighted residential and business properties. Additionally, The City's Quality of Life Task Force will consider a variety of strategies to enforce housing code violations in ways that emphasize neighborhood-level priorities. Community input should be an important part of this strategic planning process.

Objective:	Coordinate code enforcement efforts with Quality of Life Task Force and NRI revitalization strategies
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Objective:	Assess and manage the number of vacant properties and reduce blight in the City.
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Public Safety - Fire

Assessment

The mission of the Fire Department is to provide quality emergency services by highly trained and motivated professionals. As an all-risk department, all stations and personnel are fully furnished with the necessary equipment to respond to any emergency. The department is divided into two sections: Operations and Support. Furthermore, the sections are organized into five divisions which include Administration, Emergency Response, Emergency Medical Services, Prevention and Training.

Each of the department's five fire stations is staffed with an engine company composed of a Captain, Engineer and Firefighter Paramedic. Additionally, in summer 2017, Station 37 will transition from deploying its 12 hour two-person squad to deploying a second full-time company following a grant award in fall 2016. The Fire Administration building is located at 1200 Kentucky Street, adjacent to Fire Station 37, and is home to the new Emergency Operations Center. Station 37, located in the heart of Fairfield, is the busiest of all five local stations and is also home to the busiest units in Solano County.

These five Fire Department stations received 12,414 calls for service in 2016. Two of the five fire stations are located within the NRSA: Station 37, located in the West Texas/downtown sub-area, received the highest calls for service in 2016 (4,595). Station 41 is located in the North Texas sub-area and received 2,487 calls for service in 2016. Together, these two stations handled 57% of Fairfield's call volume.

Over the last few years the goal has been to reestablish a sustainable fire prevention campaign that focuses on directing funding towards demographics that are historically most vulnerable with regard to fire prevention and home safety. Grant funding has expanded attainability of vital resources in a population that may not otherwise have access to functioning and properly installed early detection devices.

Since the program revamp in summer of 2015, Fairfield Fire has received \$24,650 in grant funding through government programs and private foundations for smoke and carbon monoxide detectors. In 2016 alone, we offered monthly home installation appointments to low-income, elderly and disabled Fairfield residents. On-duty firefighters installed 201 units in 56 Fairfield households. Of those homes, 86% belonged to residents over 65 years old and over half lacked a functioning carbon monoxide detector prior to the installation date.

Fairfield Fire's overarching mission is to build a safer and more resilient community through our efforts to heighten awareness and take measurable action where it's needed most. When individual households who are at greatest risk are made safer one by one, the entire neighborhood benefits indirectly as well.

For 2017 Fairfield Fire has already secured nearly \$13,000 in grant funding and has also recently established a partnership with Red Cross for smoke detector inventory in order to ensure program sustainability for years to come. The department will be offering quarterly home installation appointments and giveaways throughout the year.

Community Partners

Chapter American Red Cross, California Bay Area – The Bay Area Chapter of the American Red Cross is participating in a nationwide campaign to reduce fire deaths by partnering with the City of Fairfield’s fire department to install smoke alarms, and create home escape plans in case fire breaks out in their home. The Bay Area Chapter is committed to continue these efforts in Fairfield.

Empowerment Strategies

Fairfield’s Fire staff are proactive first responders. Protecting the elderly, disabled and extremely low-income citizens from unnecessary dangers is critical to overall quality of life. Educating the most vulnerable population on fire prevention and safety can prevent future accidents and possible destruction of property.

It is expected that CDBG-funded activities will include, but not be limited to; *Planning and Capacity Building*, and *Public Safety Improvements*.

Objective:	Continue to actively provide means and opportunity for increasing fire prevention and safety in the homes of low income, elderly and disabled Fairfield citizens.
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Zoning & Land Use

Assessment

Fairfield’s zoning and land use contains a diverse mix of business and dense residential neighborhoods throughout the three neighborhood revitalization areas. The first neighborhoods were developed along the West Texas corridor beginning in 1903, and expanded along to North Texas through the 1950’s. Therefore, the three neighborhood revitalization areas contain the oldest residential and business districts in Fairfield.

As the County seat, Fairfield also contains a heavy concentration of county and social services in the North Texas to West Texas corridor, which current zoning allows. This has resulted in a heavier population of homeless and extremely low-income individuals migrating to these areas seeking services and tending to stay.

During the community input phase of developing the Heart of Fairfield Plan, residents recommended the City consider rezoning social services away from the downtown area.

Studies have shown that neighborhoods with a cohesive character and design are far more likely to experience increased property values and successful revitalization. The City should ensure that new investment is in keeping with the historic character of a neighborhood so that it leverages other investment, rather than detracting from it.

New construction in NRSA residential neighborhoods should conform to the prevailing form, scale, and setbacks within these areas. New construction should be allowed on historically traditional lot sizes.

In commercial areas within the NRSA, new development should prioritize the pedestrian over the automobile. Zoning revisions should provide for designated areas in which

buildings can be built to the sidewalk to further encourage and support pedestrian traffic. In the West Texas/Downtown area, new development should support the Heart of Fairfield Plan.

Empowerment Strategies

Zoning restrictions within NRSA neighborhoods should be loosened to allow for mixed-use, walkable neighborhoods, and permanent supportive housing, and encourage the reuse of existing buildings. Regulations should also allow for a variety of alternative uses for vacant land when traditional development isn't feasible, such as community gardens, orchards, pocket parks, and other green infrastructure.

It is expected that CDBG-funded activities will include, but not be limited to; *Planning and Capacity Building, Code Enforcement, Lighting Improvements, Street Improvements, Sidewalks, Public Safety Improvements, and Closed Building Renovation.*

Objective:	Allow for creative reuse of buildings and land.
Objective:	Ensure that development standards for new construction in NRSA neighborhoods complement the character of the neighborhood.
Objective:	Utilize CDBG programs to promote healthy zoning changes within the Heart of Fairfield Plan, in the West Texas/Downtown sub-area.

Economic Development

Assessment

As distressed housing conditions are addressed and improved, there is also an important need to revitalize the commercial and service areas, particularly along the West Texas to North Texas corridor, which have traditionally served neighborhoods. Strategic use of private and public funding will be used to achieve these goals and provide increased employment opportunities and property values within these NRSA neighborhoods.

The City of Fairfield will utilize the following programs to achieve its economic development goals and objectives:

Business Revolving Loan Fund (RLF): The Business Revolving Loan Fund (RLF) is a program designed to provide small business loans to private companies in order to allow them to create jobs and investment for their enterprise and the community. The City of Fairfield's Economic Development manages the fund and seeks opportunities to help businesses. The source of funding is CDBG non-public funds.

There are several guidelines for the issuance of loans.

- Funding is available to qualified borrowers while funding is available to the City.
- While there are requirements for the recipient and company to be creditworthy, the intent of the loan program is to provide funding to those small businesses that could not otherwise receive a commercial bank loan.

- Loans are secured by collateral, primarily in the form of property and/or equipment.
- Terms can be flexible to meet the needs of a growing company.
- For every \$25,000 of loan secured, the company must create one new full time job or equivalent.

Economic Development Fund: The Economic Development Fund was created prior to the dissolution of the State's redevelopment agencies by the California Legislature in 2012. The fund is the City's portion of the tax increment from surplus properties.

Funding can be utilized to create economic development opportunities in certain areas where the impact would be substantial, including areas of economic focus, vacant parcels, and at sites that aren't currently commercially viable.

Incentive Programs

The City of Fairfield can make available the following statewide tax incentives for economic development:

The California Competes Tax Credit: This incentive is an income tax credit available to businesses that want to come to California or stay and grow in California. Tax credit agreements will be negotiated by GO-Biz and approved by a newly created "California Competes Tax Credit Committee," consisting of the State Treasurer, the Director of the Department of Finance, the Director of GO-Biz, one appointee from the Senate, and one appointee of the Assembly. Twenty-five percent of the State's credits are set aside for small businesses, or those with less than \$2 million in gross receipts for the prior year.

California Employment Training Panel Program (ETP): ETP offers reimbursement to offset employer training costs. Funds are provided to assist companies develop and maintain a high-skill, competitive workforce. Training instructors, method, and curriculum are customized by the employer, and can range from eight to 200 hours. An average training reimbursement amount under the Employment Training Panel Program for your industry is \$18 per hour.

Manufacturing Sales and Use Tax Exemption: Companies that purchase manufacturing or processing equipment in the state of California are exempt from paying the State portion of sales and use tax (4.19%). This will be allowed on up to \$200 million worth of equipment purchases.

Community Partners

Workforce Development Board – Solano County

Recruitment Resources: The Workforce Development Board (WDB) of Solano County provides programs and services to employers seeking qualified workers, and support job seekers in finding gainful employment. These include:

- Job Listings
- Applicant Matching
- Resume Review
- Prescreening Applicants

The WDB can provide a large pool of recently trained and experienced workers. In addition, employers have access to WDB conference and meeting rooms to interview and test applicants.

Career Training Connect: If someone needs career technical training assistance to get a job, they may qualify for WDB's Career Training Connect program, be eligible to receive skills upgrade training, or training for a new career.

“Get a Job” Workshops: Whether someone is looking for a job, a rewarding new career, or seeking to enhance their marketable skills, the WDB can assist through various workshops designed to assist customers with the knowledge and skills they need to obtain employment.

Youth Employment Program: For youth between the ages of 14 and 24 in low income families, foster care, receiving public assistance and/or in special education programs, services are provided to help develop guidance in career development, find openings for temporary and seasonal employment, and receive cash awards for completing program goals.

Solano Community College

Solano Community College is part of California’s public community college system of 112 campuses in 72 districts across the state, including Fairfield. Flexible scheduling includes day, evening, and Saturday classes, internet, television, home and travel study. With a current student population of 11,000 throughout the County, Solano College offers specialized degrees and certifications in line with the regional employers in such fields as aeronautics, ,automotive technology, biotech, engineering, information technology, nursing, and health care, and public safety.

Solano Community College established four Strategic Goals & Objectives including maximizing student access and strengthening community connections. Specifically:

- Improve student access to college facilities and services for students
- Respond to community needs
- Expand ties to the community
- Identify and provide appropriate support for underprepared students

The City desires to collaborate with Solano Community College to provide better access to college courses and the trades in the proposed neighborhood revitalization areas in an effort to improve education levels.

Empowerment Strategies

Success and expansion of business activities create new opportunities for greater household income and future investment. The Economic Development element of the Initiative is intended to reduce the relative burden on businesses caused by many of the elements discussed in this plan, blight, homelessness, crime and safety issues, and a qualified labor force. Businesses can be assisted by direct involvement in assistance programs, funding, job skills improvement, and removing unattractive features of corridors.

It is expected that CDBG-funded activities will include, but not be limited to; *Clearance, Demolition and Remediation, Privately-Owned Utilities, Economic Development Assistance to For-Profits, Micro-Enterprise Assistance, Non-Profit Capacity Building, Planning and Capacity Building, Pre-Development Costs, Low/Moderate Income Job Creation, Training and Workforce Preparation, ED Technical Assistance, and Closed Building Renovation.*

Objective:	Increase small business startups and decrease failure rate of small businesses.
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The City, in collaboration with business organizations and the Small Business Development Center at Solano Community College as well as lending partners and consultants specializing in small business development will develop a series of projects designed to promote successful entrepreneurship within the NRSA. These projects will build upon the foundations of already existing programs, modifying them to accommodate NRSA needs.

Objective:	Increase small business startups and decrease failure rate of small businesses.
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Objective:	Promote job skills training and continued education programs for NRSA residents.
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Objective:	Revitalize neighborhood commercial corridors within the NRSA, particularly along the West Texas to North Texas corridor.
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Initiative Performance Measurements

Housing

Objective:	Ensure adequate supply of decent, affordable housing options for homeowners and remove unnecessary barriers to homeownership.
Benchmark:	Create 20 new first-time homebuyers in the City's Neighborhood Revitalization Strategy Areas.
Benchmark:	Provide 20 housing rehabilitation and repair loans within the NRSA area to assist existing owner occupants in making necessary home repairs.
Benchmark:	Pursue development opportunities, by marketing residentially zoned property to developers who specialize in affordable homeownership projects that will result in 10 new units during the life of the NRI plan.

Objective:	Ensure adequate supply of decent affordable housing options for renters.
Benchmark:	Coordinate a biannual training session for private landlords to provide safe, decent affordable housing within the NRSA areas.
Benchmark:	Assist in the development of 40 units of low to moderate income rental housing within NRSA areas.

Objective:	Increase quality of affordable rental housing and improve relationship between the City, landlords, and tenants.
Benchmark:	Provide funding for a minimum of two multi-family rehabilitation projects of 50 units or greater.
Benchmark:	Monitor the use of funds, satisfaction of the landlord, and receive input from tenants by conducting an annual survey of all FRPA properties during annual monitoring process.
Benchmark:	With the use of social media and other marketing tools, promote successes within the NRI where private/public partnerships were forged and CDBG funds were used to improve the quality of life for tenants and the surrounding community.

Objective:	Establish neighborhood leadership in each NRSA to expand involvement of community residents.
Benchmark:	Create a minimum of two neighborhood round table groups representing the two sub areas to encourage resident involvement.
Benchmark:	Assign a City liaison for each neighborhood roundtable group to receive feedback and provide guidance.

Infrastructure

Objective:	Align the City's capital improvement budget with neighborhood planning efforts to leverage planned investment.
Benchmark:	Beginning in FY 17/18, work with Public Works and other departments – engineering, streets, water, etc., to ensure that Fairfield's capital improvements budget is leveraged against other investments and reinforces planning and economic development goals.
Benchmark:	Survey NRSA and identify and complete at least one tangible improvement in City services for residents in the target areas.
Benchmark:	Assess aging sewer infrastructure system within NRSA. If warranted, construct and replace sewer infrastructure within the NRSA to replace aging sewer pipes and eliminate sanitary sewer overflows. Improvements to the sewer collection system would increase reliability and provide an essential service to the area served.

Objective:	Improve safety and accessibility of public parking lots, streets and sidewalks to promote ease of pedestrian movement throughout the NRSA.
Benchmark:	Work with City Engineer to create a plan that identifies when and where lighting should be improved in downtown alleyways between residential properties and businesses for safety and blight improvement.
Benchmark:	Work with City Engineer to assess deteriorated publicly-owned parking lots in downtown to reduce blight and promote the use of public facilities. Consideration will include lighting, landscaping, and aesthetic improvements to better serve the community.
Benchmark:	Work with City Engineer to create a plan that identifies when and where pathways, fencing, gateways and barriers should be created to promote the healthy use of public amenities.

Benchmark:	Identify opportunities to complete street improvements (i.e. street, curb, gutter, sidewalk, ADA curb ramps, etc.) within the NRSA in conjunction with other infrastructure, quality of life, safety, economic development, and/or other various funding and revitalization initiatives.
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Parks & Recreation

Objective:	Align the City's "Linear Park Trail Corridor Revitalization Plan" with North Texas NRSA initiatives where and when possible.
Benchmark:	Assist the City's Parks & Recreation Department in the development of a revitalization plan that identifies opportunities to support active and passive recreation in the project area.
Benchmark:	Create a plan identifying infrastructure improvements on linear park trail that reduces blight and dangerous activities.

Objective:	Review recreation options within the NRSA and work to connect the City's open space network.
Benchmark:	Develop a list of at least 10 opportunities in the Central Fairfield and "Linear Park Trail Corridor Revitalization Plan" that increases access and use of the park.
Benchmark:	Create maintenance plan to identify where security improves can be implemented that will result in increased safety in open space areas, including identifying where additional lighting and installation of security cameras will improve safety.

Objective:	Promote continuing cooperation with local neighborhood community partners such as the Leaven and Fun on the Run and encourage the development of new partnerships in currently underserved neighborhoods.
Benchmark:	Assemble a minimum of one stakeholder group in each sub-area representative of community partners, adjacent business and community members to provide periodic review of revitalization plan development.
Benchmark:	Assess opportunities to create new locations to provide services and opportunities for residents.

Objective:	Target marketing for recreation scholarship programs in the NRSA areas to increase access to recreation programs.
Benchmark:	Promote existing City Parks & Recreation Scholarship Program through social media and other available media networks in NRSA area.

Public Safety - Police

Objective:	Establish neighborhood leadership in each NRSA to expand involvement of community residents.
Benchmark:	Utilizing Crime Free Multi-Housing and Neighborhood Watch groups, create a certification program in safety and crime prevention to identify and expand neighborhood leaders within the NRSA.
Benchmark:	Create annual awards and system for distribution for outstanding participants to acknowledge neighborhood leaders within the NRSA.

Objective:	Improve the relationship between police, residents, and business property owners and managers.
Benchmark:	Organize 30 neighborhood meetings to improve communication between police and NRSA residents.
Benchmark:	Develop outreach programs to improve police visibility in NRSA neighborhoods and downtown business districts.

Objective:	Decrease type 1 (violent) and "quality of life" crime rates in NRSA neighborhoods. Work closely with existing neighborhood watch and business watch groups as well as encourage the formation of new neighborhood watch groups to engage residents in helping to make their neighborhoods safer.
Benchmark:	Work with Crime Free Multi-Housing Program in high crime areas within the NRSA to reduce police calls for service by 10% per year.
Benchmark:	Monitor vacant, abandoned buildings and address issues to eliminate sites of potential criminal activity.

Objective:	Coordinate code enforcement efforts with Quality of Life Task Force and NRI revitalization strategies
Benchmark:	Conduct assessment in NRSA to determine need for increased code compliance in revitalization areas.

Objective:	Assess and manage the number of vacant properties and reduce blight in the City.
Benchmark:	Demolish 5 vacant, abandoned and dilapidated structures within the NRSA areas.
Benchmark:	Rehabilitate 5 abandoned structures for new use.
Benchmark:	Focus Code Enforcement efforts within the targeted sub-area on serious code enforcement problems that create health and safety issues, and reduce Code Enforcement cases by 10% per year.

Public Safety – Fire

Objective:	Continue to actively provide means and opportunity for increasing fire prevention and safety in the homes of low income, elderly and disabled Fairfield citizens.
Benchmark:	Track number of households served in a given year and determine whether target demographic was met and to what degree fire or 'early alert system' in the home was improved.
Benchmark:	Each year, determine whether or not there is continued demand of the smoke detector program.
Benchmark:	Work with American Red Cross, to provide additional smoke detector home installation events if there is demand beyond existing programming.

Zoning & Land Use

Objective:	Ensure that development standards for new construction in NRSA neighborhoods complement the character of the neighborhood.
Benchmark:	All development projects in the NRSA will be reviewed for compliance with zoning standards to ensure requirements for new construction match the prevailing setback, form and scale of the surrounding neighborhood.
Objective:	Allow for creative reuse of buildings and land.

Benchmark:	Review, and if necessary, modify City zoning policy to promote the reuse of buildings that would create greater public use, pedestrian activity, and future commerce.
Objective:	Support implementation of the City's Heart of Fairfield Plan, and compliment efforts when possible.
Benchmark:	Identify potential opportunities to utilize CDBG funds to support the Heart of Fairfield within the West Texas/Downtown sub-area, including safety, infrastructure and opportunities for public engagement.

Economic Development

Objective:	Increase small business startups and decrease failure rate of small businesses.
Benchmark:	City will utilize existing programs to promote successful entrepreneurship by providing financial and technical assistance to 10 small business startups or small businesses that have an established threat of failure, who are located in the NRSA sub area during the NRI plan period.

Objective:	Promote job skills training and continued education programs for NRSA residents.
Benchmark:	Develop partnership with non-profits to provide soft skills and jobs training development assistance to lower employment areas. Provide 8-10 transitional work to low income residents, homeless, and those on the verge of homelessness.
Benchmark:	Continue the partnership with Rising Sun Energy Center's California Youth Energy Services (CYES) program to provide job training and employment to 5-7 youth as Energy Specialist every summer.

Objective:	Promote job creation and opportunities to offer employment to residents living within the NRSA areas.
Benchmark:	Work with the Workforce Development Board and the Solano EDC to hold a job recruitment fair in NRSA area each year during the life of the NRI plan.

Benchmark:	At the annual job fair, held in the NRSA area, work with the Small Business Development Center and the Workforce Development Board to provide targeted skill development assistance to residents in the NRSA.
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Objective:	Revitalize neighborhood commercial corridors within the NRSA, particularly along the West Texas to North Texas corridor.
Benchmark:	The City will utilize loan and funding programs when available and appropriate, as well as support organizations to improve the viability and quality of companies in the commercial corridors.
Benchmark:	Decreased vacancy rates in neighborhood commercial corridors.
Benchmark:	Utilize existing programs, and create new programs as funding is available, as an incentive for property owners to increase capital investment in a minimum of 5 commercial properties in the NRSA during the life of the NRI plan.

Appendix A

FAIRFIELD POLICE DEPARTMENT

CDBG Areas Part 1 Crimes Dec 2015 - Nov 2016

PART 1 OFFENSE	2524.01	2524.02	2525.01	2525.02	2526.04	2526.05	2526.06	2526.07	2526.08	2526.1	2526.11
HOMICIDE	1	1	1	0	1	1	1	1	0	0	1
RAPE	3	5	7	1	1	6	6	0	5	0	1
ROBBERY	11	20	4	2	21	34	13	4	5	1	7
AGGRAVATED ASSAULT	16	26	13	14	9	45	27	13	8	17	23
VIOLENT CRIME SUBTOTAL	31	52	25	17	32	86	47	18	18	18	32
BURGLARY	39	26	16	18	13	41	50	21	23	12	18
THEFT	71	129	71	50	349	173	98	20	39	24	34
AUTO THEFT	29	69	14	16	30	58	46	13	26	14	9
ARSON	1	1	0	2	1	1	3	2	0	2	0
PROPERTY CRIME SUBTOTAL	140	225	101	86	393	273	197	56	88	52	61
TOTAL	171	277	126	103	425	359	244	74	106	70	93

Appendix B

<div> <div>2017 Quality of Life Homeless Strategy</div> <div> Adopted by City Council January 17, 2017 City of FAIRFIELD California </div> </div>			
Protect Health & Welfare Enforce/Strengthen City Laws & Policies; Public Education <ul style="list-style-type: none"> ➤ Continue "No Tolerance Zones" & remove camps within 72 hours ➤ Enforce/strengthen city laws <ul style="list-style-type: none"> ➤ Panhandling ➤ Encampment/debris on private property ➤ Abandoned shopping carts ➤ Public Food Distrib permit ➤ Public awareness/education campaign ➤ Homeless jail transport pilot program 	Connection to Services Expand Outreach & Case Mgmt to Support HIT <ul style="list-style-type: none"> ➤ Continue participation in MIOCR Project ➤ Work with Solano County to implement Laura's Law ➤ Secure commitment from County Mental Health to fund add'l programs and Outreach Social Workers to support HIT ➤ Continue to partner with Caminar/BACS for outreach ➤ Monitor Judicial Bench for possible homeless alternatives ➤ Support school district in acquiring 740 Travis & relocating services to 275 Beck ➤ Hire FT Social Worker in PD to assist HIT 	Supportive Housing Housing Assistance Resources; Increase Housing Supply <ul style="list-style-type: none"> ➤ Continue long-term housing strategy & housing voucher assistance for homeless ➤ Use HOME funds for rental assistance ➤ Pursue AB 109 prisoner re-entry funds for housing ➤ Homeless Management (HMIS) database ➤ Support housing opportunities at Bridge to Life Center ➤ Utilize City SB 341 LMIHAF to develop permanent supportive housing 	Regional Homeless Strategy Regional Plan to Reduce Homeless <ul style="list-style-type: none"> ➤ Support CAP Solano efforts for 5-Year Regional Plan to Respond to Homelessness ➤ Work with cities and County to implement 5-year plan ➤ Support regional effort to establish Coordinated Entry approach for homeless services through 5-year plan ➤ Support CAP Solano 2017 PIT Count
Partners <ul style="list-style-type: none"> ➤ Sheriff's Department ➤ Caltrans ➤ Chamber of Comm ➤ CAP Solano 	Partners <ul style="list-style-type: none"> ➤ County Sheriff's, Courts, Mental Health, ➤ Nonprofits/BACS/Caminar ➤ Faith-based Community 	Partners <ul style="list-style-type: none"> ➤ Solano County ➤ CAP Solano/Housing First ➤ Nonprofits ➤ Community Corrections Partnership ➤ HUD 	Partners <ul style="list-style-type: none"> ➤ Solano County ➤ CAP Solano ➤ HomeBase ➤ Nonprofit Service Providers ➤ All Solano cities
City Resource / Needs <ul style="list-style-type: none"> ➤ PD Homeless Team Continue HIT & CSO funding ➤ Public Works Continue \$100k for camp cleanups ➤ PD Code Enforcement Fund LT CE position 	City Resource / Needs <ul style="list-style-type: none"> ➤ PD Homeless Team Continue HIT Funding Reallocate vacant position for FTE social worker 	City Resource / Needs <ul style="list-style-type: none"> ➤ Housing Division HMIS License (\$230)/annual fee (\$285) SB 341 LMIHAF funds 	City Resource / Needs <ul style="list-style-type: none"> ➤ Housing Division PIT count/5-Year Regional Strategy